

**THE GARDENS AT HERITAGE GREEN
CONDOMINIUM ASSOCIATION, INC.**

**Minutes of the Board Meeting
Monday, June 4, 2018**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, June 4, 2018 at The Chattanooga Elks Lodge #91, Graysville Road, Chattanooga, Tennessee from 5:00 pm – 6:45 pm.

Attendance is as follows:

Matt Brownfield – President (present)
Margaret Lorimer – Vice President (present)
Judy Webster – Treasurer (present)
Ursula Jenkins-Turner - Secretary (present)
JoAnne Harbort – Chair Finance/Accounting Committee (absent-vacation)
Jack Carney – Chair Landscape/Common Area Committee (present)
Dale Carney – Chair Insurance/Asset Management Committee (present)
Lynda Hendrickson – Chair Architectural Committee (present)

There were several unit owners in attendance to discuss various items. Discussion ensued regarding several matters. (1) A lot of issues concerning 1014. Parking issues, constantly in visitor parking, bringing in cars not owned by unit owner and parking them at the complex in visitor parking, the construction and constant contractors in and out of 1014 bothering neighbors. Unit owners are having problems getting around constant contractors parking in grass, driveway with long trailers, etc., etc. Complaint of all the noise/disturbance coming from that unit - hammering, sawing, etc. This unit has now been under construction 9 months. Unit owners are weary. Also all the yard landscaping ornamentation was questioned - an extreme amount of unauthorized lawn ornamentation. A lot of things nailed to the unit - Unapproved. Removal of large tree out front also unapproved. 1014 continuous breaking of rules questioned. The Board has previously received e-mails from unit owners in regards to the owner of this unit and all the issues/rule breaking with that unit. 1014 will receive a letter and fine.

(2) Lynda Hendrickson to walk and check out other units with excessive landscaping ornamentation.

(3) Some discussion of speeding, speed bumps.

(4) Some discussion of dogs loose, not on leash and unit owners not picking up after dogs. Unit owners to get letters.

Matt Brownfield called the meeting to order. The meeting commenced at 6:00 p.m.

1. Minutes. The Minutes for the previous May regular board meetings which were previously posted on the Gardens website for review were up for approval. Motion to approve the minutes were made by Jack Carney, seconded by Lynda Hendrickson and unanimously approved by the Board.

2. Architectural Committee. Lynda Hendrickson stated that several projects have been approved. On 4/17/18 they approved 822 grilling area cover; 4/22/18 they approved a parking pad at 1014; 4/26/18 they approved storm doors at 608; 5/15/18 they denied 1024 parking pad because there was no place to put the pad due to electrical boxes in the ground; and 5/24/18 they approved a pergalo at 1014. Motion to approve the architectural report was made by Judy Webster, seconded by Dale Carney and unanimously

approved by the Board.

3. Landscape/Maintenance Committee. Jack Carney presented the Board with the Landscape/Common Area Maintenance Committee report. Andy Felker continues mowing, etc. Landscapers will start pruning again next week. The sprinklers are up and running and Rain Dance has come out and made several adjustments. Landscapers this past May, 2018 were submitted a list of 55 bushes (dead) to be removed and in the fall, replacement bushes will be ordered and planted. One unit owner complained that the landscapers don't seem to be trimming around everything. Jack Carney to contact Andy about trimming in certain areas. Also timing of dead bush removal. Tim Morgan continues painting, pressure washing, cleaning out gutters, and regular repair work, etc. Paula Brown has patio door that needs attention. Failing trees were discussed. As they die they will be replaced. Motion to approve Landscape Committee report was made by Judy Webster, seconded by Lynda Hendrickson and unanimously approved by the Board.

4. Insurance/Asset Committee. There was no insurance/asset committee report.

5. Finance/Accounting Committee. Judy Webster gave the Finance/Accounting Committee report. As of May 31, 2018 we had several unit owners in arrears and they have been contacted by the HOA. Total amount in arrears is \$737 and the AR for May, 2018 has already been published on the website. Motion to approve the Finance/Accounting Committee report was made by Jack Carney, seconded by Lynda Hendrickson and unanimously approved by the Board.

6. Treasurer. The treasurer report was given by Judy Webster. (Copy of May 31, 2018 financials attached to these minutes). The financials were reviewed and Judy stated that all checks written were signed by 2 people and all accounts were properly reconciled as well. All financials have been posted at the website at the end of each month as well. Motion to approve Treasurer's Report was made by Lynda Hendrickson, seconded by Jack Carney and unanimously approved by Board.

7. Other Business.

(a) Hiring of Property Management Company - discussion of hiring management company for 2018. Cost would be \$9,900.00/yearly (\$825 per month or \$6.40 per unit). Small discussion. The Board will make a decision in August regarding the management company before the 2019 budget is to go out to all unit owners.

(b) Looking to gate the community. Will follow up on that next month. Getting estimates.

There being no further business the meeting was adjourned. Motion to approve adjournment was made by Jack Carney and seconded by Judy Webster and unanimously approved by the Board.