

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

**Minutes of the Board Meeting
Wednesday, June 13, 2012**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Wednesday, June 13, 2012 at the home of Ursula Jenkins, 806 Callaway Court, Chattanooga, Tennessee 37421 from 6:00 pm – 7:35 pm.

Attendance is as follows:

Norman R. Miller – President (present)
Jack Carney – Vice President (present)
Judy Webster – Treasurer (absent)
Marianne Schultz - Secretary (present)
JoAnne Harbort – Chair Finance/Accounting Committee (present)
Ursula Jenkins – Chair Landscape Committee (present)
Kenny Burnette – Chair Insurance/Asset Management Committee (present)
Lynda Hendrickson – Chair Architectural Committee (present)

Agenda for 6/13/2012 meeting is attached.

Norm Miller called the meeting to order. The meeting commenced at 6:00 p.m.

The following items were addressed:

1. Members Addressing Board: Jonna Robertson addressed the board regarding her concerns with the Board installing speed bumps. Does not want them - was told no one wants them but something must be done in regards to speeders. Some suggestions were looking into wild game camera, speed gun, letters to abusers, etc. It was determined the board is to make a list of violators -- to send out letters as well as look into cameras. Some discussion regarding a front entrance gate but this is believed to not work to deter speeders.

2. Minutes. Minutes for the previous 5/16/2012 regular Board meeting were approved by the Board. Motion to approve minutes were made by Kenny Burnette, seconded by Jack Carney and unanimously approved by the Board.

3. Architectural Committee. Lynda Hendrickson, chair, said not much going on - no report this month.

Motion to approve Architectural Committee report was made by Jack Carney, seconded by Marianne Schultz and unanimously approved by the Board.

4. Landscape/Maintenance Committee. Ursula Jenkins presented Board with the landscape/common area report. (Landscape Report attached). Several items were discussed. Matt Hale, owner of Turf Builders, attended the meeting. Basically he was told we were thinking about giving him 45 days' notice to terminate the contract. He handed us copies of work order requests, which are attached to these minutes. Basically blamed the back flow testers for not getting sprinklers on in time to apply pre-emergent, weed and feed. The Board decided to wait and give Matt until the next board meeting, July 18, to see if the property has been turned around and if complaints have been taken care of. There have been numerous complaints from unit owners and some follow:

- bushes needing to be trimmed properly - in some places bushes are as high as roof of some units
- grass is being mowed to low (Matt will raise blades); weeds everywhere
- mulching is only taking place now - in mid-June which is too late - next year we'd like mulch in March
- sprinklers are not all working - front row and alleyway of 515, 507 and front sprinkler of 806
- Matt to check out sprinklers in the front entrance to make sure they are watering entrance sign flowers - front sign flowers look terrible
- front entrance looks terrible - lots of bare places in grass -- TB is to put down sand and seed bad areas as well as David Cooper's street side of his yard
- the workers are leaving a mess at the end of the day - they should only cut/trim and mulch what they can clean up at the end of each day
- mowers need to come earlier - are coming too late and need to finish before people start coming home at 5:00 pm
- sensors on sprinklers need to be checked - 804 and 806 sprinklers were on during downpour a week or so ago
- bushes need to be replaced where dead ones were taken out (Andrew Shaver unit and Katie Roddy unit)
- transformers in last greenway need evergreen or something green all year round to hide them - the maiden grass is not working because it is cut back in winter exposing once again the transformers
- all rose bushes need to be sprayed with Bug Be Gone or Sevin Dust
- lack of return phone calls/communication from Matt Hale

Other landscape topics on the report are:

- 846 unit was sold. Jody Millard claims 846 had termites. LadyBug and Judy Webster checked out. No termite damage or infestation. We requested a letter from Jody Millard specifying where they saw termites and the damage they caused.
- Had several renters parking in visitor parking again - Calvin Darden's and Brianna's renters - were sent notice.
- 745 - New French doors to be put in next week.
- 331 - New kitchen doors to be put in 6/15
- 806 - Charles Schmidt's home in process of being painted - the other 3 pre-selected homes have been completed (846, 852 and 925)
- 852 - Cohens trim to be painted (complained)
- 949 - Lorimer - cement coming off foundation - Bruce Simmons to repair 6/15
- Stones off of light pier in greenway of 806, 852 - Bruce Simmons to repair
- Front entrance sign keeps going out during hard rain - electrician re-caulked boxes - we're to let him know if it happens again
- 947 - Glass Dr. repaired broken window
- TB was told to keep mulch off of unit siding
- TB was also told to put rock, mulch around "fake rock" which is hiding our water backflow device

***The Gardens 2012 Sprinkler Schedule is attached to these minutes.

***Turf Builders "Game Plan" is attached to these minutes.

Motion to approve Landscape Committee report was made by Lynda Hendrickson, seconded by Jack Carney and unanimously approved by the Board.

5. Insurance/Asset Committee. Kenny Burnette said there was no report this month. He gave Ursula a copy of the reserves budget and also the letter from Robins Insurance Company regarding handrails which are attached to these minutes.

Motion to approve Insurance/Asset Committee report was made by Jack Carney, seconded by Marianne Schultz and unanimously approved by the Board.

6. Treasurer Report. Judy Webster was not present to give the report. All financials were distributed. (Copy of all financials attached to these minutes). The financials were reviewed, checks written were reviewed. Norm Miller mentioned we might start thinking about the 2013 budget which is due out to members in September 2012.

Motion to approve Treasurer's Report was made by Lynda Hendrickson, seconded by Marianne Shultz and unanimously approved by Board.

7. Finance Accounting Committee Report. JoAnne Harbort gave the finance committee report. Basically we looked at and discussed the accounts receivable (6) and the report is attached to these minutes..

Motion to approve Finance Accounting Committee Report was made by Lynda Hendrickson, seconded by Marianne Shultz and unanimously approved by Board.

8. Other Items for Discussion:

(a) We are changing board meetings to the 2nd Wednesday of every month, however for the month of July, we will meet the third Wednesday which is July 18, 2012.

There being no further business the meeting was adjourned.

Motion to dismiss was made by Marianne Shultz, seconded by Jack Carney and unanimously approved by the Board.