

**MINUTES OF THE SPECIAL ASSESSMENTS MEETING OF
THE GARDENS AT HERITAGE GREEN,
CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, pursuant to The Gardens at Heritage Green Condominium Association, Inc. Master Deed, Article VIII, Section 3, Special Assessments, The HOA Board called a Special Assessments meeting on Monday, August 26, 2024, at 6:00pm at Chattanooga Elks Lodge on Graysville Road. Announcement of the meeting along with a proxy was mailed to all unit owners the week of July 8, 2024. Per the Master Deed, all unit members must be notified to attend a meeting for voting on any Special Assessments. (Copies of the Announcement, Proxy is attached).

Attendance for the Special Assessments Meeting was as follows:

Mathew Brownfield - President (present)
Margaret Lorimer - Vice President (present)
Nancy Williams - Treasurer (present)
Ursula Jenkins-Turner - Secretary (present)
Kyle Allen - Chair Finance Committee (absent)
Dale Carney Chair Insurance Asset Committee (present)
Bert Webb - Chair Landscape Common Area Committee (present)
Leslie Blackstock- Chair Architectural Committee (present)

Background:

Governor Bill Lee signed Senate Bill 863 and House Bill 750 into law. Effective January 1, 2024 the law requires/mandates condo association boards to have a reserve study done on or before January 1, 2025.

The HOA called a meeting of the Association members to discuss a one-time special assessment for the year 2025 based on the results of the findings of our Reserve Study.

The Gardens HOA had previously hired Royal Real Estate Services to create a full reserve study on our property. The date of inspection was February 26, 2024. The purpose of the report was to give homeowner associations and their members the insight and guidance needed to make informed decisions about the future budget obligations our community presents. The complete Reserves Study can be found on our website thegardensatheritagegreen.org. and consists of 42 pages including pictures.

Per the Reserves Study, Royal Real Estate Services **recommended an additional monthly reserve contribution in the amount of \$24,350**. This was not doable so the Board recommended \$24,350 per year. This is in addition to the \$50,000 per year we already put into Reserves. We need the additional \$24,350 for future expenditures. The yearly \$50,000 is simply not enough for what all is expected to be spent/paid for by the HOA in the future and includes but not limited to: roof replacements, concrete repairs and replacements, garage door replacements, siding replacements, patio door replacements, window replacements, sprinkler

system upgrades, asphalt repairs, postal unit repairs etc. and replacements needed in general for the future. The HOA Board also felt this would be a good start to continue future building of reserve funds to get us where we need to be per the results of the Study.

What was proposed by the Board was that the \$24,350 yearly Reserves required would be divided by 129 units = \$188.75. We would round the figure out to \$200 per unit due on February 1, 2025 for \$200.00. \$200.00 divided by 12 = \$16.66 per unit per month for 1 year.

The HOA Board did not have enough unit owners present or proxies to continue with the meeting. We had 8 proxies and 28 unit owners present. (Copies are attached). The meeting was dismissed and the floor was opened to questions. There were many comments regarding special assessments. All were taken into account. Matt Brownfield had a show of hands for unit owners in favor and not in favor of the special assessment. So at this time the HOA Board determined it was not useful to pursue another meeting for a special assessment. We will continue to work on the new 2025 budget and insert into it the needs for the community via an increase in monthly HOA dues.

There were several other questions/discussions regarding landscaping, replacement of outdoor light fixtures, more clarification on what the HOA dues covers and all of which the HOA Board will address with continued discussions.

There being no further business, the meeting was adjourned.

Dated August 26, 2024

RESERVES MEETING COUNT
Monday – August 26, 2024

Present:
 Proxy:

Special Assessment

	<u>Unit Owner</u>	<u>Proxy</u>	<u>Present</u>
113	Andrea Wilcox		✓
125	Glenda Fulghum		✓
137	Leslie Blackstock		✓
149	Mallory Humphreys		
161	Robert Shafto/ India Broyles	✓	
173	Shanna Marlene Winks		
179	Alison Dyer		
208	Jonna Robertson		✓
224	Susan Burns		✓
236	Cloutier, Paul R.		
252	Paula Bennett		
268	JoAnne and Jan Harbort		
284	June Shumate		✓
305	Harry & Andrea Hills		✓
307	Glenda Foster		<i>Glenda Foster</i>
313	Russell L. Foss (deceased as of last week)		

9 + 25 = 36

	<u>Unit Owner</u>	<u>Proxy</u>	<u>Present</u>
319	William Schumacker		
321	April Anderson		
329	Lydia Carroll		
331	Mary Darlene Disney		
337	Anna Carole David		
343	Charles and Agenia Clark	✓	
353	Kay S. Billingsley		✓
355	Louise Smith		✓
367	Kyle and Erika Allen		
408	Dawn Zimmerman Whitener		
414	Heather and Kerry Blanchard		
416	Gerry Wallace		✓
412	Bert Webb		
426	Maggie Hall		
428	Sheila Ellis		
442	Frances McNeill		
444	Debbie Tanner Morgan		✓
454	William Serjak		

	<u>Unit Owner</u>	<u>Proxy</u>	<u>Present</u>
460	Linda Campbell		
466	A.L. James		
472	Gretchen E. Potts, Ph.D.	✓	
507	(Dave) James Massengale		
509	Virginia Melissa Wilson Roach		
515	Marianne Schultz		
517	Janet Curtiss Kellie Lane		
523	Katherine Rogers		
525	David P. Kroft		
531	Alan R. and Marilyn Bonderud		✓
533	Frederick & Vikki McClanahan		
539	Linda Gearinger		
541	Nancy Williams		✓
547	Sandra Diets Marshall		
549	Bobbi Nations		
555	Arthur Purcell		
557	Connie Zehring		
563	Gary Edgmon		

	<u>Unit Owner</u>	<u>Proxy</u>	<u>Present</u>
571	Aaron and William Shumacher		
579	Debra Lynch		
587	Carol Klutts Robinson Robert H. Anderson		
595	Jon Appel		
608	Shirley Moore		
610	Dennis Watkins		
622	William & Karen Carpenter	✓	
624	Tina Davis (Charles)		
636	Brian Frye		
638	Bible, Margaret	✓ only if over	✓
648	Mike Tucker		
652	Ronald David Masner		✓
664	Linda Buck		
668	James Ellis		
678	Atchutaram Lanka/Ram Lanka		
682	Coulter, Kris C.		
709	Jennifer Edwards		
715	Anna Davis		

	<u>Unit Owner</u>	<u>Proxy</u>	<u>Present</u>
721	Elizabeth Behrand		
723	Norma Thedford		✓
729	Jackie and Regin Allen		
731	Annette Pringle/Katherine Watson		
737	Charles & Tina Davis		
739	Richard Money Penny	✓	
745	David & Melissa Cate		
747	Patricia Johnson		
753	Christina D. Hart	✓	
755	Mansfield, Philip D.		
761	Sheridon Tompkins		
763	Geneva Marie Record		
769	Karen Vineyard	✓	
771	Melba Silvey		
775	Marie Wingate		
779	Ramona L. Burum		✓
787	Brad McCawley		
804	Jim and Darlene Seay		✓

	<u>Unit Owner</u>	<u>Proxy</u>	<u>Present</u>
806	Ursula Jenkins-Turner		
812	Connie Weathers		
814	Jeannie Friant		
820	Denise Potter		✓
822	Jorge Barrera		
828	Paula Brown		
830	John and Dorothy Werner		
836	Clara Bradley		
838	Bob Templeton		✓
844	Katherine Kennedy McInnis		
846	Phillip Smith and Diane Marckel		
852	Jody Spivey		✓
854	Kathy and Larry Sims		
860	Stephanie & Darren Hodges		
868	Diane Freeman		
907	Dale Carney		
909	Erik and Jurt Mathes		
915	McKinney, Gwendolyn		

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	<u>Unit Owner</u>	<u>Proxy</u>	<u>Present</u>
917	Beth Brotherton		✓
923	Eric Haun		✓
925	Darlene & Edward Woolner Mary Meek		
931	Vines, Carolyn S.		
933	Samuel and Tena Keith		
939	Johnson, Darin P.		
941	Margaret Lorimer		
947	Matt Brownfield		
949	John A. Phillips, Jr.		
1006	Juanita Reed		
1008	Steve Economos		✓
1014	Kelly Elliott		
1016	Tom Bumgardnerro		✓
1022	Donald L. Wilson		✓
1024	Carl and Katherine Most		
1030	Lana Adcock		
1032	Veronica Cook		
1038	Alice Bates		

	<u>Unit Owner</u>	<u>Proxy</u>	<u>Present</u>
1040	Jennifer Thomas Rodgers		
1046	Nancy Spencer		
1048	DeEtta Vaughn		✓
1054	Kenda & James Rowell	✓	
1056	Laraine Percy		

PLEASE NOTE: YOUR VOTE IS IMPORTANT.

IF YOU CANNOT ATTEND THE MEETING ON MONDAY, 8/26/24 PLEASE FILL OUT THIS PROXY, GIVE TO A BOARD MEMBER OR MAIL TO:

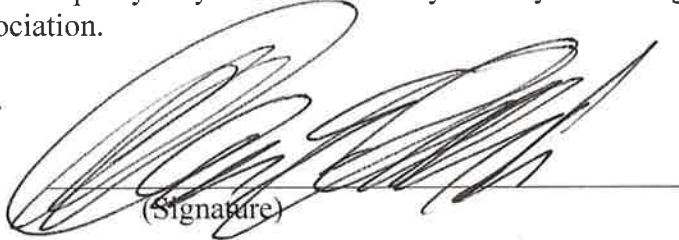
**PROXY NOTICE
800 CALLAWAY COURT
CHATTANOOGA, TN 37421**

PROXY

I am the owner of a unit in The Gardens at Heritage Green Condominium Association, Inc. (the "Association") and am an eligible voting member of the Association. Pursuant to the provisions of the Master Deed and By-laws of the Association, I hereby appoint Ursula Jenkins-Turner, the Secretary of the Association as my duly authorized proxy and agent to attend the meeting of the Association on Monday, August 26, 2024 (including any continuation or adjournment of that meeting) with full power and discretion to vote and act for me as fully as I could if personally present at the meeting.

All previous proxies are hereby revoked. This proxy may be revoked at any time by delivering a written notice to the Secretary of the Association.

Dated: July 25th, 2024.


(Signature)

Print Name: Charles E. Clark, J

Address: 343 Callaway Ct

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Dated: 7/25, 2024.

Karen Vineyard
(Signature)

Print Name: Karen Vineyard

Address: 769 Callaway Ct.

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Dated: July 23, 2024.

Gretchen E. Potts
(Signature)

Print Name: Gretchen Potts

Address: 472 Callaway Ct

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Dated: 7/22, 2024.

James D. Rowell Jr. Kenda Rowell
(Signature)

Print Name: JAMES D. ROWELL JR. Kenda Rowell

Address: 1054 Callaway Ct

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Dated: 07-27, 2024.


(Signature)

Print Name: William T Carpenter

Address: 622 Callaway Ct.
Chattanooga TN 37421

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Dated: 7-30-24, 2024.

Robert Shaffo
(Signature)

Print Name: ROBERT SHAFFO

Address: 161 Callaway Ct 37421

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Dated: JUNE 29th, 2024.

Margaret Bible
(Signature)

Print Name: Margaret Bible

Address: 638 Callaway Court
Chattanooga, TN 37421

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Dated: 8/24/, 2024.

Richard Money
(Signature)

Print Name: Richard Money

Address: 739 Callaway CT

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Dated: 8-4-2024, 2024.

Christina Hart
(Signature)

Print Name: Christina Hart

Address: 753 Callaway Ct