

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

WHEREAS, pursuant to Article 5, Section 5.2 Annual Meetings of the Bylaws recorded with the Master Deed, the Annual Meeting of The Gardens at Heritage Green, Condominium Association, Inc. was held Monday, February 3, 2025 from 6:00 - 7:00 pm at Chattanooga Elks Lodge, 1067 Graysville Road, Chattanooga, Tennessee 37421.

Attendance for the annual board meeting was as follows:

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

Election of Officers. Besides the fact that we lacked a majority of members present or via proxy, the Annual Meeting was adjourned. (We had 23 members in attendance and 1 proxy. We have 129 unit owners/members. 23 members were present and 1 proxy turned in does not comprise a 50% majority of unit owners). (The memo to the Master Deed from Baker Donelson dated 3/24/2009 seems to make it clear we need a majority of unit owners of 50% present, not 50% of the attendees at the meeting being willing to vote.) We can see how the Master Deed could be misinterpreted to insinuate a majority present agreeing constitutes a quorum. So if only 3 members showed up and 2 members decided to vote on a particular item, that would be a quorum of all association members???? This thought/logic does not reasonably track. 3 members appearing at a meeting with 2 members agreeing is not a quorum for the HOA unit members being composed of 129 owners. We have followed the quorum being 50% majority of unit owners for the last 16 years.

Also several unit owners at the meeting now wish to submit their resumes for positions on the Board or serve on committees. They are to submit resumes by 2/15/25 to Lynda Hawks at The Hawks Group and inform as to which office of committee they would like to join to help out. After 2/15/25 The Hawks Group will mail out ballots, miscellaneous items to all unit owners which are to be filled out and mailed back to the Hawks Group. They will keep count. The Board will then set a meeting around 3/17/25 for a vote on the new election of officers to the Board.

Officers up for election are:

Margaret Lorimer (Vice President)  
Ursula Jenkins-Turner (Secretary)  
Nancy Williams (Treasurer)  
Bert Webb (Chair Landscaping Committee)  
Kyle Allen (Chair Finance Committee)

Board Members not up for election this year are:

Matt Brownfield (President)  
Dale Carney (Chair Insurance Asset Committee)  
Leslie Blackstock (Chair Architectural Committee)

The HOA Board wants to assure that new Board Members will enforce governing documents and continue to protect the value of all homes in the Gardens.

There being no further business, the meeting was adjourned.  
Dated as of February 3, 2025.