

**BOARD OF DIRECTORS' WORKING/MONTHLY MEETING MINUTES
THE GARDENS AT HERITAGE GREEN CONDOMINIUM ASSOCIATION, INC.**

Date: June 2, 2025

Time: 5:30pm – 7:30pm

Location: Elks Lodge, 1067 Graysville Road, Chattanooga, Tennessee

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc., met for their monthly working meeting.

Attendance was as follows:

Matt Brownfield – President (present)

Mara Burns – Vice President (present)

Debbie Lynch – Treasurer (present)

Leslie Blackstock – Chair Architectural Committee (present)

Nancy Appel – Chair Landscape Common Area Committee (present)

Bill Schumacher – Chair Finance Committee (present)

Property Management:

Lynda Hawks – The Hawks Group Property Management (present)

Kelley Eblin – The Hawks Group Property Management (present)

The meeting was called to order by the President, roll call was taken, and the following was discussed:

We discussed the lighting at the Elliott property, as well as the deterioration of Unit 442, which has been unoccupied for an extended period of time and is in disarray despite numerous letters and emails regarding its poor condition. It was determined that The Hawks Group would clean up Unit 442, with the expense being assessed against that Unit. (The Elliott issue is now moot as he has sold that unit.)

The Percy grievance was briefly raised at the end of the meeting, leading to some confusion as Leslie Blackstock had not received a copy of the grievance in advance. It was agreed that the matter would be discussed further by the Board at a later date. That evening, the President provided Leslie Blackstock with a copy of the grievance.

A discussion took place regarding commercial vehicles using our alleyways. These large vehicles are causing damage to concrete, landscaping, and grass, and packages are often left exposed to the weather instead of being delivered to front porches via Callaway Ct. Despite previous efforts to prevent this—including the installation of signage—these warnings are being disregarded. The Board will once again explore potential solutions to effectively address this issue.

Architectural Committee

There was some confusion regarding whether The Hawks Group had been assigned the task of creating painting schedules for our units; however, this is not the case. Leslie Blackstock will instead compile a comprehensive history of all painting work carried out on our units.

The following schedule for roof replacements was shared:

Roofs completed this year as of June: 113, 149

Roofs tentatively to be completed this year: 555, 563, 571, 638

Roofs tentatively to be completed 2026: 307, 161, 125, 868