

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

Date: July 14, 2025

Time: 6:00pm – 7:00pm

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

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc., met for an Executive Meeting.

Attendance was as follows:

Matt Brownfield – President (present)

Mara Burns – Vice President (present)

Jack Thompson – Secretary (present)

Debbie Lynch – Treasurer (absent)

Leslie Blackstock – Chair Architectural Committee (present)

Nancy Appel – Chair Landscape Common Area Committee (present)

Bill Schumacher – Chair Finance Committee (present)

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

The Board discussed multiple allegations of harassment, stalking, and physical threats made by Debbie Lynch, Board Treasurer, toward Ursula Jenkins, unit owner #806. In an email dated July 7, Ursula described a verbal altercation including physical threats that took place on July 6 at approximately 9:00am while she was gardening in her front yard. A video of the incident was submitted to the Board, who found the footage deeply troubling. Additionally, several photographs were provided showing Debbie standing in or near Ursula's driveway taking pictures of her home and staring at her home, while sometimes accompanied by another resident who also took pictures of Ursula's home on several occasions prior to July 6. Debbie did not contest any of the allegations, and read an apology to the Board.

Matt addressed these concerns in an email to Debbie and the Board, specifically requesting that Debbie "please avoid going anywhere near Ursula's unit." Despite this clear request, Ursula's cameras showed Debbie behind Ursula's unit the next morning.

Information was provided outlining similar HOA issues and discussed in detail, with particular attention to the potential liability facing the HOA, as well as concerns regarding the conduct of a Board member.

Following this discussion, a vote was held to determine whether a formal request should be made for Debbie Lynch to resign from the Board. Those in favor of the resignation were Matt Brownfield, Bill Schumacher, Jack Thompson, and Leslie Blackstock. Nancy Appel and Mara Burns abstained from the vote.

It was agreed that Matt would contact Debbie to formally request her resignation.

There being no further business, the meeting was adjourned.

Attachments:        Email of July 7 from Ursula Jenkins



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## re Ongoing harassment by Board Member Debbie Lynch

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Jenkins-Turner, Ursula <ujenkins@bakerdonelson.com>

Mon, Jul 7, 2025 at 9:55 AM

To: Matt Brownfield <mbrownfield@gkhpc.com>, "bschumacher3rd@outlook.com" <bschumacher3rd@outlook.com>, "nancyappel@outlook.com" <nancyappel@outlook.com>, Leslie C <lcchumley23@gmail.com>, "maradburns@gmail.com" <maradburns@gmail.com>

Cc: Debbie Lynch <chattanoogaadeb@gmail.com>, Lynda Hawks <lynda@thehawksgroup.com>

Good Morning:

Dear HOA Board.

I am writing to formally document and express my concern regarding a troubling interaction I had with Board Treasurer Debbie Lynch.

On the morning of Sunday, July 6, at approximately 9:00 AM I was outside pulling weeds in the front yard of my residence. The time is verified by my home security camera footage. A couple of weeks prior, I had emailed Ms. Lynch twice to ask why she had been taking photographs of my property while also standing on my driveway. I did not get a response to the first email so I resent it again a day later. I did not receive a satisfactory response.

Coincidentally, while I was outside on Sunday, Ms. Lynch walked by. I took the opportunity to ask her again about the photographs. Her response was simply, "Because I want to." As the conversation continued, I told her that she should mind her own business and get a life. In response, among other verbiage, she became physically aggressive, attempted to approach me in a threatening manner, and stated that "I'm going to kick your fucking ass." She also additionally called me a bitch. The audio of the entire exchange was captured on my security system, should anyone wish to review it.

I find Ms. Lynch's behavior entirely inappropriate, unacceptable and unbecoming of a Board member, someone that represents our community. Ms. Lynch's role as Treasurer gives her no authority to harass residents, nor does it entitle her to monitor or photograph private property without cause or explanation.

Following consultation with legal counsel, I have been advised to file a criminal complaint, which I am prepared to do should this behavior persist. I am hereby placing the Board on notice: if there is any further harassment, intimidation, or inappropriate conduct directed at me by Ms. Lynch I will pursue legal action without further warning.

I am requesting that the Board address this matter promptly and take appropriate steps to ensure this kind of behavior is not repeated.

I appreciate your prompt attention to this issue.

Sincerely,

Ursula Jenkins-Turner

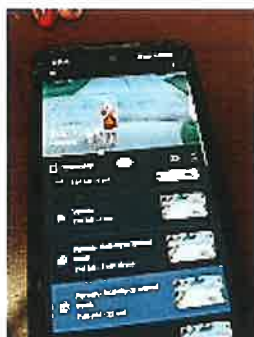
806 Callaway Court

**Ursula Jenkins-Turner**

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