

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

**Minutes of the Board Meeting
Monday, April 15, 2013**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, April 15, 2013 at Keller Williams Realty, 1200 Premier Drive, Suite 140, Chattanooga, Tennessee 37421 from 6:00 pm – 7:15 pm.

Attendance is as follows:

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

Agenda for 4/15/2013 meeting is attached.

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

The following items were addressed:

1. Minutes. The Minutes for the previous 3/18/13 regular board meeting are attached. Motion to approve minutes were made by Don Wilson, seconded by JoAnne Harbort and unanimously approved by the Board. The minutes are attached.

2. Architectural Committee. Lynda Hendrickson was absent for the meeting due to work but not much going on. Ursula gave the report for Lynda. Kenny Burnette (830) and Ursula Jenkins (806) had previously submitted a change request form for new garage light which was approved by the committee. Bert Webb (412) requested to install white vinyl fence in accordance with the rules and it was also approved.

3. Landscape/Maintenance Committee. Ursula Jenkins presented Board with the landscape/common area report. Several items discussed: painting of units, lawn/landscape work, irrigation system work, cleaning of gutters/trim (waiting on estimate from Tim), cleaning of fence for 3 units (waiting on estimate from Tim but unit owners to pay for this), removal of bird nests, etc. Was discussed that when units are repainted we need to have stainless steel screws put into all shutters to replace existing screws which are causing streaks. Also we have drainage issue in front of 804 in greenway. Port Raulston/RainDance gave us estimate of not more than \$900 to put in French drain. A copy of the landscape/maintenance report is attached.

Motion to approve Landscape Committee report was made by JoAnne Harbort, seconded by Judy Webster and unanimously approved by the Board.

4. Insurance/Asset Committee. Kenny Burnette stated there was nothing to report this month.

Motion to approve Insurance/Asset Committee report was made by Judy Webster, seconded by Don Wilson and unanimously approved by the Board.

5. Treasurer. Judy Webster gave the treasurer's financial report.. (Copy of all financials attached to these minutes). The financials were reviewed, checks written were reviewed. The accounts were properly reconciled.

Motion to approve Treasurer's Report was made by Ursula Jenkins, seconded by Don Wilson and unanimously approved by Board.

6. Finance Accounting Committee. JoAnne Harbort gave the financial report. Accounts Receivable Report was discussed. (Report attached to these minutes). Ursula to send John Phillips letter regarding 949 (late every month and not paying late fees).

We released liens on 731 and 608 (paid in full). Mike Andrews is making monthly payments of \$60 per month. Made one payment of \$60 on 3/5/13 and second one on 4/5/2013. Have judgment against him for \$1941.

Motion to approve the Finance Accounting Committee report was made by Judy Webster, seconded by Don Wilson and unanimously approved by Board.

7. Miscellaneous Items.

There was some discussion of the problems between the Kaufman and Elliott units. (Noise/Police Report). Also discussion of the lamppost in front of 709 which was torn apart. We will have electrician give us estimate to repair.

Discussion of unit owners who allow dogs to run freely - Veronica Cook (1032) - will be sent one more letter before we involve McKamey.

Discussion of unit owners who are not picking up after their dogs.

Discussion of establishing fines/a fines committee.

There being no further business the meeting was adjourned. Motion to approve was made by JoAnne Harbort and seconded by Jack Carney.