

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

**Minutes of the Board Meeting
Monday, May 28, 2014**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, May 28, 2014 at Keller Williams Realty, 1200 Premier Drive, Chattanooga, Tennessee 37421 from 6:00 pm – 7:45 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)
Margaret Lorimer – Chair Landscape Committee (present)
Kenny Burnette – Chair Insurance/Asset Management Committee (present)
Lynda Hendrickson – Chair Architectural Committee (absent)

Agenda for 5/28/2014 meeting is attached.

Unit Owners/Guests in attendance: Dale Carney, Billy Yeargain and Glenda Fulgham.

Glenda and Billy addressed the board with the many issues caused by landscapers, Fine Lines. Weeds not being pulled, trash being thrown out back, bushes not planted properly, mulching, pruning needed. Dead branches need to be cut out of Leyland Cypress trees. Also addressed issues regarding Tru Green. A lot of weeds in last greenways/alleyways/driveway areas that need to be resprayed. Tru Green also states the Gardens has brown patches in some of the grass which is a fungus in Bermuda Grass. Their method/cure would cost the HOA \$2,500.00. The HOA does not have this in budget so will not be able to have the brown patches in grass areas repaired. There are irrigation issues as well. Sprinklers not on in last greenways. Ursula to get Glenda Fulgham, Billy Yeargain in touch with True Green - Brendon Donnelly and Rain Dance - Port Raulston to address those issues. Ursula has had numerous text messages and e-mails from unit owners regarding Fine Lines performance. Fine Lines was also given list (many times) of what needed to be accomplished. It was decided that the Board will send Fine Lines a 30 day termination letter telling them things need to be completely and satisfactorily resolved by 6/30 or contract will be terminated. Ursula also to ask Susan Rich (attorney) if Fine Lines can be sued by us for non-performance of contract issues. Some discussion that Ursula to make contact with Ander Felker, Felker Landscape for bid on new contract with Gardens if things don't work out.

Norm Miller called the meeting to order. The meeting commenced at 6:15 p.m.

1. Minutes. The Minutes for the previous April 21, 2014 regular board meeting were previously sent around via e-mail, reviewed by all and are attached to these minutes. Motion to approve the minutes were made by Jack Carney, seconded by Judy Webster and unanimously approved by the Board.
2. Architectural Committee. Lynda Hendrickson was absent. Judy Webster presented the board with a copy of what it takes to convert a private road to a public road in the City of Chattanooga. Some discussion also of a Bed and Breakfast being built off of Gunbarrel Road.

3. Landscape/Maintenance Committee. Ursula Jenkins presented the Board with the Landscape/Common Area Maintenance Committee report. Report attached and not outlined in these minutes. There was once again much discussion regarding landscaping issues, replacement of current landscapers, Fine Lines as addressed in minutes above. Also discussion regarding finding someone to run the "landscape" part of the committee. Discussion of replacement of bushes/cost which was \$7,800.00.

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

4. Insurance/Asset Committee. Kenny Burnette stated he has started to look at other insurance companies for bids for insurance this fall. Kenny also gave us specific language from Master Deed regarding Special Assessments.

Motion to approve the Insurance/Asset Committee report was made by Jack Carney, seconded by Margaret Lorimer and unanimously approved by the Board.

5. Finance/Accounting Committee. JoAnne Harbort gave the Finance Committee Report.

- ❖ The A/R is in good shape. As of 4/30/2014 we had four past dues for HOA dues.

Motion to approve the Finance/Accounting Committee report was made by Jack Carney, seconded by Kenny Burnette and unanimously approved by the Board.

6. Treasurer. Judy Webster gave the Treasurer's report. (Copy of all financials attached to these minutes). The financials for April were reviewed. All checks written were signed by 2 people. Judy Webster stated the accounts were properly reconciled. We paid \$7,800.00 for bush replacement in the Gardens. We have used some \$20,000 out of reserves for operating expenses. Ursula to ask Susan Rich if we can use funds from reserves to cover operating costs. Much discussion on raising dues, one time special assessment for bush replacement and engaging management company for next year.

Motion to approve Treasurer's Report was made by Joanne Harbort, seconded by Jack Carney and unanimously approved by Board.

7..Miscellaneous Items.

(a) Amending Bylaws/Rules. Per Article VIII of the Bylaws of the Master Deed/Bylaws allows the Board to adopt and modify Rules and Regulations regarding the use of Common Elements of the Property as defined in the Master Deed. Several areas of the rules have been tweaked. We have added a few new rules which include Common Areas, Fireworks, Grills/Chiminias and Pergolas. There was discussion of all changes. The blacklined copy showing changes made and clean copy of the rules to be amended are attached to these minutes.

Motion was made by Jack Carney to approve the Amended Rules and have them filed with the Hamilton County Register's Office; seconded by Joanne Harbort and unanimously approved by the Board.

The next board meeting will be Monday, June 16, 2014 at 6:00 pm at Keller Williams.

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