

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

**Minutes of the Board Meeting  
Monday, June 15, 2015**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, June 15, 2015 at the offices of Keller Williams, 1200 Premier Drive, Chattanooga, TN 37421 from 6:00 pm – 7:15 pm.

Attendance is as follows:

Matt Brownfield – President (present)  
Margaret Lorimer – Vice President (present)  
Judy Webster – Treasurer (absent)  
Ursula Jenkins - Secretary (present)  
JoAnne Harbort – Chair Finance/Accounting Committee (present)  
Jack Carney – Chair Landscape/Common Area Committee (present)  
Kenny Burnette – Chair Insurance/Asset Management Committee (present)  
Lynda Hendrickson – Chair Architectural Committee (present)

Agenda for June 15, 2015 meeting attached.

Unit Owners/Guests in attendance: Dale Carney, Gilbert Swartout, Sandy Wells, Vernon and Sheila Ellis and Larry Patton (w/TruGreen).

Since Matt Brownfield was running late, Margaret Lorimer called the meeting to order. The meeting commenced at 6:00 p.m.

(1) At the start of the meeting Mr. Patton addressed the Bradford Pear tree issues we are having. The trees have a blight. TruGreen has instituted a procedure on 9 trees in the back greenway at \$45 per tree. The trees in the back greenway seem to be the worst. There is no cure for this blight but the procedure they performed might save the trees for a while won't know til next year. Mr. Patten suggested we cut down the trees and replace them with other trees as they die off. We will watch the trees and come up with replacement solutions. Some ideas suggested by Mr. Patton were: Chinese Elms, Willow Oaks, Yoshino Cherry trees. Jack Carney to contact Gene Hyde--- Chattanooga City Forester to get some ideas. We may even qualify for a grant of some sort.

(2) Unit owners, Vernon and Sheila Ellis were present to discuss unit 428. They have rented it out to a lady with 3 children. They had issues with note being left regarding problems with unit - bird nests, poop. They provided pictures where unit needs work. Their unit is on list to be painted this year. Also addressed issues with children, go carts, basketball goals, etc. They would like to be provided with notice of any problems in future with their tenants or their unit.

(3) Gilbert Swartout and Sandy Wells were present and discussed the issues coming from 949. Loud laughter, noise all hours of night, dog unleashed issues, etc. 949 was sent letter previously asking them to stop with the above-mentioned issues. Ursula to call the owner. Also Gilbert and Sandy want to extend driveway with additional concrete pad. Will submit request to architectural committee.

1. Minutes. The Minutes for the previous May 18, 2015 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

Joanne Harbort, seconded by Lynda Hendrickson and unanimously approved by the Board.

2. Architectural Committee. Lynda Hendrickson gave the Architectural Committee Report. They approved additional porch and stone work at the Carney residence. They approved new paint color for the shutters and door of the unit at 868.

Motion to approve Architectural Committee report was made by Jack Carney, seconded by Joanne Harbort and unanimously approved by the Board.

3. Landscape/Maintenance Committee. Jack Carney presented the Board with the Landscape/Common Area Maintenance Committee report. A lot of it was already mentioned above regarding trees. Tim Morgan continues to paint units, maintain units, etc., etc. The HOA getting estimate on vinyl attic vents (appx. 38). The current attic vents are made of wood, are all rotting. Not all units have this, very few. Ursula to get estimate and board approval. Andy Felker with Felker Landscapes continues to prune trees/bushes and mulch is almost completely done. We still need to get count of bushes we need for replacement of dead bushes.

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

4. Insurance/Asset Committee. Kenny Burnette handed out copies of the estimate on 1032, Veronica Cook unit. The estimates are from Tenco Services, Inc. and are for inside damage (smoke, etc.), garage and some outside garage damages. Copies are attached to these minutes. The HOA in the process of getting contractors to bid on the work.

Motion to approve the Insurance/Asset Committee report was made by Joanne Harbort, seconded by Lynda Hendrickson and unanimously approved by the Board.

5. Finance/Accounting Committee. Joanne Harbort gave the Finance/Accounting Committee report and Treasurer report in Judy Webster's absences.. As of May , we had 5 unit owners past due. Two are now at 90 days past due and the board voted to turn them over to Gayle Lattimore for collections.. One former unit owner continues to make attorney collection payments.

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

6. Treasurer. The treasurer report was given by Joanne Harbort in Judy's absence this month. (Copy of all financials attached to these minutes). The financials for May, 2015 were reviewed and Joanne Harbort stated that all checks written were signed by 2 people and all accounts were properly reconciled as well.

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

7. Other Business

There being no further business the meeting was adjourned. Motion to approve adjournment was made by Jack Carney and seconded by Margaret Lorimer.