

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

**Minutes of the Board Meeting
Monday, August 17, 2015**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, August 17, 2015 at the home of Ursula Jenkins, 806 Callaway Court, 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 (present)
Ursula Jenkins - Secretary (present)
JoAnne Harbort – Chair Finance/Accounting Committee (absent)
Jack Carney – Chair Landscape/Common Area Committee (present)
Kenny Burnette – Chair Insurance/Asset Management Committee (present)
Lynda Hendrickson – Chair Architectural Committee (absent)

Agenda for July 20, 2015 meeting attached.

Unit Owners/Guests in attendance: None

Matt Brownfield called the meeting to order. The meeting commenced at 6:00 p.m.

1. Minutes. The Minutes for the previous July 20, 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 Kenny Burnette, seconded by Jack Carney and unanimously approved by the Board.

2. Architectural Committee. Lynda Hendrickson was absent. Margaret Lorimer stated nothing really happening but they did have one request for fence from 715 Callaway Court. Asked Ursula to resend the attachment to the e-mail.

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

3. Landscape/Maintenance Committee. Jack Carney presented the Board with the Landscape/Common Area Maintenance Committee report. The Landscape Committee has been tagging all dead bushes to be removed by the landscaper. Replacement shrubbery will be planted in the Fall when the weather has cooled down. Tim Morgan continues to paint units, maintain units, etc. The HOA received an estimate of \$83 per vinyl vent. We will table till August meeting and then discuss putting in budget for next year. Also, have replaced/repared a few garage doors.

Motion to approve Landscape Committee report was made by Margaret Lorimer, seconded by Kenny Burnette and unanimously approved by the Board.

4. Insurance/Asset Committee. Kenny Burnette had no report. Still awaiting new insurance quote for 2015-2016

5. Finance/Accounting Committee. Judy Webster gave the Finance/Accounting Committee report. As of July 31 we had six people in arrears and Gayle Lattimore still has a former unit owner in collections owing a balance now of \$289. Gayle Lattimore has retired due to illness and Art Grisham has taken over her practice.

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

6. Treasurer. The treasurer report was given by Judy Webster. (Copy of all financials attached to these minutes). The financials for July 31, 2015 were reviewed and Judy Webster 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 Kenny Burnette, seconded by Jack Carney and unanimously approved by Board.

7. Other Business.

(a) 1046 Melissa Hall - Ursula to ask Bruce Simmons to give recommendation on large crack on front porch.

(b) Fines - Rule 14 will be amended to state:

Fines. All fines are set by the Board, are at the Board's discretion and are as follows for purposes of all of these rules:

1st offense - letter

2nd offense - \$50 fine

3rd offense - \$100 fine

4th offense - \$150 fine

Continued repeat of offense - the fine will be set at the discretion of the Board. All fines must be paid within 30 days or the board, at its option will place lien on owner's unit.

Still have same violators of parking and dog issues in common areas. Board will start fining people.

(c) Budget discussed. Will be approved when finalized. Waiting on insurance bid.

(d) Pressure washing of sidewalks approved - hopefully can do this fall - \$1500 to pressure wash all sidewalks.

(e) Discussion of bird houses - Several homes have too many bird house. _____. Causing mess, and is health issue.

(f) Andy Felker Landscaping contract signed and approved

(g) Discussion of drones - nothing can be done.

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