

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

**Minutes of the Board Meeting  
Monday, July 10, 2017**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, July 10, 2017 at the home of Ursula Jenkins-Turner, 806 Callaway Court, Chattanooga, TN 37421 from 6:00 pm – 6:45 pm.

Attendance is as follows:

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

Agenda for July 10, 2017 meeting is 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 May and June regular board meetings which were previously posted on the Gardens website for review were up for approval. (We did not have a June Board Meeting because of vacation scheduling issues). Motion to approve the minutes were made by Jack Carney, seconded by Lynda Hendrickson and unanimously approved by the Board.
2. Architectural Committee. Lynda Hendrickson stated that one home, 460 made some changes that were approved. She noted 547 has overgrown flower beds in the front yard which we will have our landscaper look at. Motion to approve the architectural report was made by Judy Webster, 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. Andy Felker continues mowing, etc. Andy has mulched and pruned. He will plant 147 replacement bushes in the fall when cooler weather hits. Failing trees were discussed. Jack will contact tree man to get estimates on removing dead trees/getting ideas on what to plant next. Perhaps we will fix a greenway at a time (budget allowing). Andy also to pull dead bushes out around the neighborhood. The brush around the borders of the complex need to be cut back. Tim is painting parking lot lines and will resume painting last of units approximately 25 this year. Motion to approve Landscape Committee report was made by Judy Webster, seconded by Lynda Hendrickson and unanimously approved by the Board.
4. Insurance/Asset Committee. There was no insurance/asset committee report. In Kenny's absence Ursula Jenkins-Turner called Joe Waldron, CAU insurance agent to get bid for insurance 9/25/17-9/25/18. We should have new insurance rate the first of August. The rate will go up between 8-12% according to Joe Waldron, our insurance agent.

5. Finance/Accounting Committee. Joanne Harbort gave the Finance/Accounting Committee report. As of June 30, 2017 there were 2 unit owners in arrears (one being in attorney collections already). Financials, A/R reports are all published at the Gardens Website, [thegardensattheheritagegreen.org](http://thegardensattheheritagegreen.org).

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 Judy Webster. (Copy of all financials (May and June) attached to these minutes). The financials for the past 2 months were reviewed and Judy stated that all checks written were signed by 2 people and all accounts were properly reconciled as well. All financials have been posted at the website at the end of each month as well.

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

7. Business.

- (a) Tree replacements - we have dying Bradford Pear Trees. Will need to start replacing.
- (b) Hiring of Property Management Company - discussion of hiring management company for 2018. A representative from Community Management Association will be at our next meeting August 28, 2017.
- (c) Children/Adult issues in the 917 greenway discussed.
- (d) Budget for 2018 due September. We need to find out how much vendors are going up in prices for 2018.
- (e) Newsletter for September will need to be approved at the August 28 board meeting.
- (f) CAU insurance. Need to get new quote from Joe Waldron for 2017-2018 insurance.

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