

**THE GARDENS AT HERITAGE GREEN
CONDOMINIUM ASSOCIATION, INC.
Minutes of the Board Meeting
Tuesday, April 30, 2019**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Tuesday, April 30, 2019 at Chattanooga Elks Lodge on Graysville Road from 6:00 pm – 7:00 pm.

Attendance is as follows:

Matt Brownfield – President (present towards the end of meeting due to work issues)
Margaret Lorimer – Vice President (present)
Judy Webster – Treasurer (present)
Ursula Jenkins-Turner - Secretary (absent-sick) (via telephone conference)
JoAnne Harbort – Chair Finance/Accounting Committee (present)
Jack Carney – Chair Landscape/Common Area Committee (present)
Dale Carney – Chair Insurance/Asset Management Committee (present)

Unit owners in attendance: Paula Brown, Jody Spivey, Jacquelyn DeCell, Gretchen Potts, Carl Most.
The meeting was called to order by Jack Carney.

1. Minutes. The Minutes for the previous March, 2019 regular board meeting were previously sent around via e-mail, reviewed by all. Motion to approve the minutes were made by Jack Carney, seconded by Joanne Harbort and unanimously approved by the Board.

2. Architectural Committee. There was no Architectural Committee report but much discussion which is all outlined below.

3. Landscape/Maintenance Committee. Jack Carney presented the Board with the Landscape/Common Area Maintenance Committee report. Our maintenance man for the sprinkler system, Matt McGarvey with Rain Dance has been moved to another property We will ask for him back. Felker Landscapes continues maintaining our complex. Ursula to walk the complex and mark down where dead bushes were missed and need to be replaced. There was other discussion as outlined below.

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. There was no Insurance/Asset Committee report.

5. Finance/Accounting Committee. The HOA has not received financials yet for February or March, 2019. We will be receiving financials for April from Walls Group on Friday, 5/3/19. The AR was reviewed and we are \$1,301.00 in arrears as of 4/30/19. Letters will be mailed out with bills to all past due this week.

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

6. Treasurer. The HOA has not received financials yet for February or March, 2019. We will be receiving financials for April from Walls Group on Friday, 5/3/19. The AR was reviewed and we are \$1,301.00 in arrears as of 4/30/19. Letters will be mailed out with bills to all past due this week.

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

7. Other Business.

1. Roofs. The HOA's first claim on roofs was denied. John Hall's company (roofer 423/834-4729) is working with a public appraiser to rebut our insurer's denial of our claim. He said that a first denial of a claim such as ours is common due to the size of the claim. We will wait to hear further in regards to our roofs.

2. Gutters on the Front. Need to be cleaned. Tim Morgan will be notified.

3. Repainting of Homes. A unit owner may change the color of the unit. If the unit is up to be painted the unit owner will need to pay the extra to have the color changed (painted twice, etc.). If the unit is not up to be painted then the unit owner must pay the full amount to have the unit color changed. Color must be an existing color in the complex. Color change must be approved by Board. Tim Morgan only one allowed to paint in complex. Not allowing painters to come in and make color changes.

4. Glass/Patio Doors. We currently have a few units that have blinds in the glass. The HOA will continue to pay to replace blinds in already existing glass.

5. Transfer Fees. The HOA currently does not charge transfer fees when unit owners exchange hands. In the future the HOA will charge \$200 per transfer of ownership. It will be marked on condo certifications in the future.

6. Social Committee. Kelly Elliott has offered to run the social committee. Would like everyone to get together and get to know each other. Contact for some unit owners will be hard since many do not have computers, etc. Some unit owners felt that would be great; however, unit owners do not want their contact information given out. The solution is to ask Kelly to post something at the postal unit and get unit owners to respond. And Ursula can also post this on the Gardens website via e-bulletin. From there hopefully we will have enough to get together and may do a potluck of some sort. Ursula will contact Kelly.

7. Fire Hydrant. We have had several people from outside the complex come into our complex and take water from the fire hydrants. This is not allowed. The hydrants are for use by the complex, not outsiders. If you see this happening please contact Ursula at ursula@epbfi.com.

8. Children/Safety Issues. The Board has had numerous complaints of children playing in unit owners' driveways, on the street, in the grass, in the mulch areas by the front wall, etc. and even though an adult is sometimes present they are not controlling their children. Unit owners pulling out of their driveways do not expect and do not see children in their driveway. All is very hazardous to children and a letter will be going to the unit owners where the children live.

9. 787 - Grilling and Grill on Front Porch. The unit owner of this unit will be contacted that their tenants are grilling and have a grill on their front porch. Per HOA rules the grill should be out back in the courtyard area, away from roofs and other units. 787 is also an attached unit with a roof over it. It is a fire hazard, is against fire codes and the fire commissioner will be called to cite the unit/owner if the grill is not removed immediately.

10. Screens. We have started replacing some rotten/torn screens.

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