

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

**Minutes of the Board Meeting
Monday, August 6, 2019**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, August 6, 2019 at Chattanooga Elks Lodge, Graysville Road, Chattanooga, TN 37421 from 6:00 pm – 6:45 pm.

Attendance is as follows:

Matt Brownfield – President (absent)
Margaret Lorimer – Vice President and Chair of Architectural Committee (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)

Unit Owners/Guests in attendance: Gilbert Swartout, Sandy Wells, Gerry Wallace, Veronica Cook, Jackie Allen, Carl Most, Paula Brown.

Jack Carney called the meeting to order. The meeting commenced at 6:00 p.m.

1. Minutes. The Minutes for the previous June, 2019 regular board meeting which were previously posted on the Gardens website for review were up for approval. Motion to approve the minutes were made by Joanne Harbort, seconded by Jack Carney and unanimously approved by the Board.

2. Architectural Committee. Margaret Lorimer stated there were two items which were approved this past month: (1) a small free standing awning type structure to go over a hot tub at 408; and new pavers were placed in courtyard and walkway at 149.

Motion to approve the Architectural Committee 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. Jody Millard now offers us not only termite control services but pest control services. They come to the Gardens for spraying now the third Thursday of each month. (We no longer pay Lady Bug). We have some ongoing irrigation/backflow issues which are in the process of being resolved. We also have a lot of broadleaf weeds by the pond retention area to the right of The Gardens. TruGreen needs to pay particular attention to spraying that area.

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

4. Insurance/Asset Committee. There was no insurance/asset committee report. However it was brought up for discussion that we might think about converting the two Garden CDs into something that will make more money when they come up for renewal in September, 2019.

5. Finance/Accounting Committee. Joanne Harbort gave the Finance/Accounting Committee report. As of July 31, 2019 there were 7 people in arrears. No unit owner is 2 months in arrears. Financials, A/R reports

are all published at the Gardens Website, thegardensat HeritageGreen.org.

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 the past month 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 Jack Carney, seconded by Margaret Lorimer and unanimously approved by Board.

7. Other Business.

(a) A Proposed Newsletter to go out by August 31, 2019 to all unit owners along with a new proposed Budget for 2020 was distributed to Board Members for review/changes, etc. Need to approve by the end of August to put out in mail to all unit owners.

(b) Purple Law Firm. James D. Purple of the Purple law firm contacted the Board by e-mail on July 31, 2019. They informed us of the death of Cheryl Bingham (517 Callaway Court). They also stated they are the Executor of Ms. Bingham's Last Will and Estate. They notified us that they hired Mike and Cynthia Marlar of Best Estate Sales to dispose of Ms. Bingham's property. We replied back with response and sending them The Gardens Rules and other pertinent information, but most importantly the fact that our Rule #21 does not allow estate, garage sales of any type. As of 8/5/2019 we have not received a response from them.

(c) Roof/Insurance Vote. The HOA filed a claim for all roofs in the complex to be replaced due to hail damage. The initial claim was turned down by our insurance company (Middle Oak-Countryside). The HOA Board unanimously voted to take the next step and let American Roofing Company work with Pride Public Adjusters to re-submit the claim. (Additionally we have received quotes from 3+ other independent roofers all stating we have hail damage).

(d) Erosion of Trees. The HOA Board was informed by Brad Hendrix of Heritage Green (attorney for CBL) we have a tree line erosion problem. The water runoff onto the Gardens property has resulted in 4-5 badly washed out areas. We are beginning to lose trees and Heritage Green is concerned they will fall and destroy their property. We believe the trees were initially bought/paid for by Heritage Green and were placed on the lot line between the two complexes for privacy. The water run off is also coming from Heritage Green. Andy Felker, Felker Landscaping has given us a proposal for fixing the tree line erosion problem. The proposal will require a lot of man hours, equipment costs, material costs, etc. The quote is for \$10,480.00. Our letter to Heritage Green will be a proposal to split the cost of fixing the tree line issue or simply cutting the failed trees down and having them removed.

(e) Concrete issues were discussed. We have concrete cracking/splitting in certain areas. Will look for a solution.

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.