

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

**Minutes of the Board Meeting  
Monday, November 4, 2019**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, November 4, 2019 at Chattanooga Elks Lodge on Graysville Road from 6:00 pm – 6:45 pm.

Attendance is as follows:

Matt Brownfield – President (absent)  
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)  
Dale Carney – Chair Insurance/Asset Management Committee (present)

Unit owners in attendance: Sandy Wells, Gilbert Swartout, Jan Harbort, Veronica Cook, Paula Brown, George Zehring, Carl Most, Kenneth Young, James and June Smith.

The meeting was called to order by Jack Carney in Matt Brownfield's absence.

The meeting was started by Jack Carney who opened the floor for questions. George Zehring had concerns about trees in his yard at 557. One is leaning. (We will ask Andy to remove), The willow tree needs to be trimmed. (We will ask Andy about trimming). He suggested putting in Elm Trees to replace Bradford Pears. This would be very costly and would consider when Bradford Pears die/need to be replaced. Gilbert Swartout said he has some shingles off his roof and the vent pipe needs to be checked out. (We will ask Daniel Moore Roofer to take care of). Paula Brown has an outlet on the outside by the garage that has gone bad. (We will ask Tim Morgan to take care of).

1. Minutes. The minutes of the previous August, 2019 regular board meeting were previously sent around via e-mail, reviewed by all.

Motion to approve the minutes were made by Judy Webster, seconded by Joanne Harbort and unanimously approved by the Board.

2. Architectural Committee. The Architectural Committee report was submitted by Margaret Lorimer. There were several items approved by the Architectural Committee and are listed below:

- (a) 149 planted flowers.
- (b) 414 has requested her front door and shutters be repainted and she is adding on a storm door.
- (c) 408 requested moving her fence to end of courtyard by driveway.
- (d) 208 requested changing house colors but changed her mind.
- (e) 1038 requested putting in privacy fence.
- (f) 664 needs stone replacement.

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

3. Landscape/Maintenance Committee. The Landscape/Maintenance Committee report was presented by Jack Carney. Felker Landscaping continues mowing trimming. Will be pruning crepe myrtles and rose bushes soon. Also taking out dead bushes and installing new bushes sometime in November. Sprinklers have been cut off. Will be winterized shortly.

Motion to approve the Landscape/Maintenance Committee report was made by Margaret Lorimer and seconded by Joanne Harbort and unanimously approved by the Board.

4. Insurance/Asset Committee. Discussion ensued pertaining to roof claim. The adjustors have made their report and are getting with insurance company regarding hail damage on roofs. Will get back to the HOA upon further inspection by both the adjustor and insurance claims agent.

Motion to approve the Insurance/Asset Committee report was made by Dale Carney, seconded by Judy Webster and unanimously approved by the Board.

5. Finance/Accounting Committee. Joanne Harbort gave the Finance/Accounting Report but Ursula interrupted with the AR report. As of 10/31/19 we are \$1,401.50 in arrears for HOA dues. Everyone has been sent a statement. Several delinquent letters were previously sent out. We sent 854 to collections attorney (Past due amount is \$495) and 236 has been sent to collection attorney as well. (\$330 in arrears). We have a few stragglers paying late and late fees will start to be initiated again.

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

6. Treasurer Report. Judy Webster gave the Treasurer report. All accounts were reconciled. All checks have been signed by 2 board members. Both Gardens CDs have been renewed. One CD remains at First Tennessee Bank and was renewed at 1.45% interest for 8 months (\$100,810.60). The other CD remains at SunTrust and has been renewed at 1.75% interest for 1 year (\$100,601.80).

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

7. Other Business.

(a) There are several light pillars in 3 greenways where the lights come on all day but not at night. There is one greenway where the lights stay on all the time. EPB has been called to repair.

(b) The HOA sent Brad Hendrix, lawyer for Heritage Green letter several months ago addressing tree line issue. He was resent letter a couple of weeks ago (via e-mail and regular mail) and the HOA has not heard back from them.

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.