

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

**Minutes of the Board Meeting  
Monday, January 13, 2020**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, January 13, 2019 at Chattanooga Elks Lodge on Graysville Road from 6:00 pm – 6:45 pm.

Attendance is as follows:

Matt Brownfield – President (present)  
Margaret Lorimer – Vice President (present)  
Judy Webster – Treasurer (absent)  
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)

The meeting was called to order by Matt Brownfield.

The meeting was started by Matt Brownfield who opened the floor for questions. Questions and concerns were about the following:

1. There are muddy areas in alleyways where cars/trucks are driving through grass/sod and ruining grass/making muddy messes. (Letters will be sent letter).
2. A child from 846 is throwing stones in the grass making rocks fly when mowers are mowing and is pulling up the stakes/poles put in place to prevent cars/trucks from driving through grass. Destruction of common areas not allowed. (846 will be sent letter).
3. A pit bull lives in the complex. (Rule #20 states pit bulls are not allowed. Letter will be sent to unit owner).
4. Landscapers are blowing off grass into front porches, garages and cars. (Felker Landscapes will be asked to tell their landscapers to blow grass away from garages, front patios/doors and cars).
5. Fence has fallen at 775. (Unit owner will be sent letter).
6. Parking issues at 854 (Unit owner will be sent letter with fine).
7. 854 Breeding dogs in unit. Not allowed per Article X, Use Restrictions. Section 1-Residential Purpose of the Master Deed). Also complaints of dogs constantly barking and still getting out of fenced in area. (Unit owner will be sent letter.)
8. 678 allowed permission to rent for 1 year due to loss of job and move to Nashville. (Will be sent letter addressing issue and Board review in one year as to status of moving back to Chattanooga/selling of unit).
9. Last weekend a Lowe's Truck No. 20085 pulled into complex, first alleyway on left and caused sod damage They were delivering a fence. Lowe's was sent a letter/pictures regarding damage. Benny Montalvo from Lowes Direct Retail (Senior Operations Manager, 440 Sawgrass Corporate Pkwy #100, Sunrise, FL 33325; T-973.978.8463) responded asking for price to fix. Getting estimate from Andy Felker.
10. 775 has a lot of people coming and going from the unit again. Possibly running a babysitting service. (Letter to be sent to unit owner).

1. Minutes. The minutes of the previous November, 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. The Architectural Committee report was submitted by Margaret Lorimer. One unit was permitted to add a vinyl fence this past month.

Motion to approve the Architectural Committee report was made by Jack Carney, seconded by Dale Carney 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. Additional landscaping issues were addressed above in first paragraph.

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 will be back out to inspect all roofs the week of 1/14/2020 weather permitting.

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

5. Finance/Accounting Committee. Joanne Harbort gave the Finance/Accounting Report. We have one past due 2 months again – will be sent letter and sent to collections. AR as of year end was \$530.

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

6. Treasurer Report. Joanne Harbort gave the treasurer report in Judy Webster's absence. All accounts were reconciled. All checks have been signed by 2 board members.

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) The HOA sent Brad Hendrix, lawyer for Heritage Green letter several months ago addressing tree line issue. He responded to Matt Brownfield that it was not Heritage Green's HOA but that the unit owners along the tree line needed notification. Their management company, CMA is to send us their unit owner names and addresses so we can get a hold of them. This was several weeks ago and we still have not heard from CMA – Ginger Wyly as of today.

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.