

ANNUAL MEETING MINUTES
THE GARDENS AT HERITAGE GREEN CONDOMINIUM ASSOCIATION, INC.

Date: March 17, 2025

Time: 6:00 pm - 7:30 pm

Location: Chattanooga Elks Lodge, 1067 Graysville Road, Chattanooga, TN 37421

The Board of Directors, and Members of The Gardens at Heritage Green Condominium Association, Inc., met for the sole purpose of election of officers.

Attendance was as follows:

Board of Directors:

Mathew Brownfield - President (present)

Margaret Lorimer - Vice President (present)

Nancy Williams - Treasurer (present)

Ursula Jenkins-Turner - Secretary (absent)

Kyle Allen - Chair Finance Committee (resigned)

Dale Carney Chair Insurance Asset Committee (present)

Bert Webb - Chair Landscape Common Area Committee (resigned)

Leslie Blackstock– Chair Architectural Committee (present)

Others Present:

Lynda Hawks – The Hawks Group Property Management

Jim Hawks – The Hawks Group Property Management

Kelley Eblin – The Hawks Group Property Management

A quorum of the Membership (74%), sufficient to proceed, was established by those present (65) and receipt of (31) proxies.

Prior to counting ballots, confusion was expressed by many Members, unclear about the communications they had received surrounding the ballots and election process generally. Members voiced their questions and concerns, and discussion as to the admissibility of the proxies resulted in agreement that they should be counted.

88 ballots were tallied, comprised of those previously submitted to The Hawks Group, and those presented to the Board at the meeting.

The resulting slate of seated Board Members and Chair Persons, is as follows:

Matt Brownfield – President

Mara Burns – Vice President (*New Member*)

Debbie Lynch – Treasurer (*New Member*)

Louise Smith – Secretary (*New Member*)

Dale Carney – Chair Insurance Asset Committee

Leslie Blackstock – Chair Architectural Committee

Nancy Appel – Chair Landscape Common Area Committee (*New Member*)

Bill Schumacher – Chair Finance Committee (*New Member*)

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It was agreed the term for newly elected members would begin immediately (March 17, 2025). The President will arrange a transition meeting to include Board members vacating seats, new members replacing them, and representatives from The Hawks Group Property Management, as soon as feasible.

There being no further business, the meeting was adjourned.

Prepared by: Louise Smith, Secretary, for the Board of Directors

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