

Gates Four Townhouse Association, Inc.
6775 Irongate Drive
Fayetteville, NC 28306

Minutes for April 2018 Board of Directors Meeting

Meeting Location: 6744-A Irongate Drive

Meeting Date and Time: April 16, 2018 at 6:30p.m.

Board Members:

Walter Quick, President	P	Lisa Greeno	P
Jane Roach, VP, PM Manager	P	Larry Daffin	
Margaret Jennings, Treasurer	P	Steve Watson	P
Kristy Sartain, Secretary	P	Mike Sartain	P
Angie Brady, Website Manager	P		

Guests:

February 2018 Board Meeting and Annual Meeting Minutes approved by e-mail and posted to website.
Financial Report by Margaret Jennings.

Checks Cleared:

Ck #	Amount	Date	Made out to	Reason	
2623	\$2,642.50	2/28/18	Emerald Gardens	Grounds	
2524	\$1,855.00	3/3/18	Randy Adams	6803 S Staff/3001 Weatherby PM	
2625	\$400.00	3/5/18	Randy Adams	6747 Irongate Mailboxes	
2626	\$2,520.00	3/7/18	Randy Adams	6710 Irongate Paint/PM	
2627	\$2,580.00	3/14/18	Randy Adams	6710 Irongate Paint/PM	
2628	\$3,300.00	3/22/18	Randy Adams	6710 Irongate Paint/PM	
2629	\$2,300.00	3/26/18	Randy Adams	6742 Irongate Paint/PM	
		General Fund	\$18,045.20	Prior Bank Balance	\$66,507.70
		Roof Fund	\$14,000.00	Expenses	\$15,597.50
		Reserve Fund	\$18,864.50	Deposits	0
		Balance	\$50,910.20	End of Month Balance	\$50,910.20

\$5,000 from General Fund into Roof Fund

\$4,910 from General Fund into Reserve Fund

Mike Sartain motioned to accept the financials. Jane Roach seconded and all approved.

Committee Reports:

A. Legal:

B. Construction: Preventative Maintenance (J. Roach): 6710 Irongate Painting and PM done; 6742 Irongate Painting and PM done; 6803/3001 Weatherby PM done; 6811/3000 Weatherby PM done; 6748 Irongate PM done; One unit in 3014/3018 remaining for PM

Non PM:

Roofs:

Decks/Porches:

C. Grounds/Appearance: Lots of compliments on pine straw. One complaint that pine straw was not put directly around units. Board decided in a previous meeting that wasn't included.

Old Business:

A.

New Business:

A.

Jane Roach motioned to adjourn the meeting at 7:13pm. Angie Brady seconded and all approved.

Upcoming Meetings:

Monday, June 18

Monday, August 20

Monday, October 15

Monday, December 17