

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

Minutes for April 2020 Board of Directors Meeting

Meeting Location: Via Zoom– On-Line Meeting due to COVID-19
Meeting Date and Time: April 8, 2020 at 6:30 pm

Board Members:

Walter Quick, President	p	Angie Brady, Website Manager	p
Jane Roach, VP, PM Manager	p	Lisa Greeno	a
Margaret Jennings, Sec’y/Treasurer	p	Larry Daffin	*
Richard Groening	p	Bobby Roach	p
Hector Vera	a		

Guests: None. *Board member Larry Daffin attempted to connect to meeting but was unable to do so.

February 2020 Minutes approved by e-mail and posted to website.

Financial Report for February and March 2020 by Margaret Jennings:

February 2020

General Fund	\$23,773.70	Prior Bank Balance	\$52,799.20
Roof Fund	14,530.00	Expenses	13,627.00
Reserve Fund	18,744.50	Deposits	17,876.00
Balance	57,048.20	End of Month Balance	57,048.20

March 2020

General Fund	\$6,841.33	Prior Bank Balance	\$57,048.20
Roof Fund	19,530.00	Expenses	9,409.37
Reserve Fund	23,644.50	Deposits	2,377.00
Balance	50,015.83	End of Month Balance	50,015.83

Jane Roach made a motion to accept the financial report; was 2nd by Richard Groening. All in favor.

Committee Reports:

A. Legal : Discuss adding amendment to Rules & Regulations requiring all townhouse landlords to do background checks on all potential lessees and/or tenants and not renting or allowing convicted felons to rent or reside in their respective townhome. Legal counsel advised against this change to the Rules & Regulations s he does not feel it would hold up in Court.

B. Construction:

1. Preventative Maintenance: Units scheduled for 2020 PM: 6711, 6715, 6719, 6723 & 6731 Irongate; 6719, 6723 and 6731 are completed. No repairs are made to the room additions unless approved and paid for by the owner.

2. Non PM:

3. Roofs:

4. Decks/Porches: Some decks have been repaired and will be stained when weathered and after pollen season.

C. Grounds/Appearance: Grounds crew are laying pine straw in common areas. Complaint was made that leaves are being blown up against the house and grounds manager will be notified. Grounds crew will assess sink hole at 6744-A Irongate.

New Business:

- A. 6714-C Irongate landlord was sent a letter in February regarding dog feces and rotten trash on the patio. Things were cleaned up and owner sending penalty to our mailbox at clubhouse.
- B. Owner of 3006 Wetherby was sent a 14-day notice to repair blinds or GFTHA would assess a daily penalty; the blinds were removed by the owner.
- C. 6714-D Irongate landlord was sent a letter in February that the unit may have added a roommate sub-letting; this was a relative so a non-issue.
- D. Security – the new security company mans the gate only and does not respond to complaints of residents; townhouse residents need to call the Sheriff as we are in the county and not the city.
- E. Thank you to Angie Brady for setting us up to conduct our meetings via Zoom.

Old Business:

- A. Annual Termite Inspection & Homeowner Insurance – proof of both required from homeowner prior to scheduled PM.

Margaret Jennings made a motion to adjourn the meeting at 6:57 pm and was 2nd by Angie Brady.
Meeting adjourned.

Submitted by Margaret Jennings, Secretary/Treasurer