

Gates Four Townhouse Association, Inc.  
 Minutes for August 2016  
 6775 Irongate Drive  
 Fayetteville, NC 28306  
 Website: www.gftha.org

1. Gates Four Townhouse Association, Inc.
2. Place: 6723-B Irongate Drive
3. Date: August 15, 2016 at 7 pm
4. Board Members:

Walter Quick, President	p	Lisa Greeno	a
Jane Roach, VP/PM Mgr	p	Carol Church	p
Margaret Jennings, Treasurer	p	Angie Brady, Website Mgr	p
Margaret Jennings, Sec'y	-	Joe Lee, Grounds	p
		Larry Daffin	a

5. Guests: Kristy Sartain
6. Meeting called to order at 7:00 pm
7. Minutes of July 18, 2016 approved by email & posted to website.
8. Financial Report by Margaret Jennings as of 7/31/16: Checks cleared: Emerald Gardens \$2,642.50 --- Bryan & Merritt CPA \$180 --- Marvin Covington \$2,110 for 6811-B South Staff non-PM --- Jerry's Concrete \$4,430 for 6729/6731 Irongate parking lot --- Marvin Covington \$3,145 for 6715-B/6710-Irongate non-PM --- McGeachy, Hudson & Zuravel \$221.91 legal fees for 6738-C Irongate. Deposits: \$8,375.00.

General Fund	\$19,800.13	Prior Bank Balance	\$34,064.54
Roof Fund	5,000.00	Expenses	12,729.41
Reserve Fund	4,910.00	Deposits	8,375.00
Balance	\$29,710.13	EOM Balance	\$29,710.13

Joe Lee made motion to accept the financial report; was 2<sup>nd</sup> by Jane Roach and approved by vote.

9. Committee Reports:
  - A. Legal (Quick/Jennings):

1) 6719-B Irongate in foreclosure and dues are 2+ years past due. Lien has been filed, however, this will be long term and we may not collect; letter sent to mortgage company; sale July 11, 2016; no update.

2) 6738-C Irongate - Claim of Lien filed for association fees. This was paid and legal fees reimbursed.

B. Preventive Maintenance (Roach): All PM is done for 2016.

C. Roofs: None

D. Decks/Porches: None

E. Grounds/Appearance: (Lee): None.

F. Non PM:

1) 6715-A Irongate - fascia was repaired at cost of \$620.

2) 6740-A Irongate - light globe fixture repaired at cost of \$45.

3) 6740 Irongate - need to fix A/B letters of building to reflect actual correct addresses; will add to PM.

#### 11. Old Business:

A. Termite & Homeowner Insurance - proof of both required from homeowners pursuant to Rules & Regulations; secretary continues efforts to collect these.

B. Discussed FAQ section to our website. Post letter to Board of Realtors, updated PM schedule and outline of grounds maintenance to website.

#### 12. New Business:

A. 6714-A Irongate - Unit under contract and list of 4 items that need repair; will ask Marvin Covington to give us an estimate.

B. 6744-A Irongate - house number is hidden by tree and need to move the numbers to center of building; will add this to PM of that building.

C. 6714-B Irongate - received bill for \$2,700 from homeowner for rotting wood found and replaced under sliding doors. Jane Roach made motion to reimburse homeowner; was 2<sup>nd</sup> by Joe Lee and approved by vote.

D. Secretary request - Asking all residents to please report any residents that you may see moving in or out of the townhouses so that we may get a welcome packet to them and gather contact information. Email whatever you may know to [marget21452@aol.com](mailto:marget21452@aol.com)

Joe Lee made motion to adjourn meeting at 7:55 p.m.; was 2<sup>nd</sup> by Margaret Jennings and approved by all.

Respectfully submitted by Margaret Jennings

Secretary/Treasurer