

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

**Minutes for August 2018 Board of Directors Meeting**

Meeting Location: 6744-A Irongate Drive

Meeting Date and Time: August 20, 2018 at 6:30p.m.

Board Members:

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

Guests:

June 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
2650	\$10.00		Walter Quick	Postage
2653	\$650.00		Randy Adams	3006/3010 Weatherby Ridge Vent
2654	\$650.00		Randy Adams	3006/3010 Weatherby Ridge Vent
2655	\$2,642.50		Emerald Gardens	Grounds
2656	\$180.00		Bryan Merritt	CPA

	General Fund	\$15,627.70	Prior Bank Balance	\$43,976.70
	Roof Fund	\$14,000.00	Expenses	\$4,132.50
	Reserve Fund	\$18,864.50	Deposits	\$8,660.00
			Service Charge	\$12.00
	Balance	\$48,492.20	End of Month Balance	\$48,942.20

Jane Roach motioned to accept the financials. Lisa Greeno seconded. All approved.

**Committee Reports:**

A. Legal: The HOA will file a lien against 6727-A for nonpayment of HOA dues.

B. Construction: Preventative Maintenance (J. Roach):

Non PM: Items approved by e-mail below.

Roofs:

Decks/Porches:

C. Grounds/Appearance:

**Old Business:**

A. The following items were approved via e-mail:

a. Roof Leak @ 3001 Weatherby \$450.00

b. Tree removed after being hit by lightning @ 6744 Irongate \$500.00

**New Business:**

A. Letter sent to 6714C homeowner regarding trash piling up in backyard.

Jane Roach motion to adjourn the meeting at 6:57. Angie Brady seconded. All approved.

Upcoming Meetings:

Monday, October 15

Monday, December 17