

Gates Four Townhouse Association

6775 Irongate Dr
Fayetteville, NC 28306

Minutes for August 2019 Board of Directors Meeting

Meeting Location: 6775 Irongate Dr

Meeting Date and Time: August 14, 2019 at 6:30PM

Board Members:

| | | | |
|------------------------------|---|--------------|---|
| Walter Quick, President | P | Lisa Greeno | P |
| Jane Roach, VP, PM Mgr | P | Larry Daffin | P |
| Margaret Jennings, Treasurer | P | Bob Roach | P |
| Kristy Sartain, Secretary | A | Mike Sartain | A |
| Angie Brady, Website Manager | P | | |

Guests:

Financial Report by Margaret Jennings:

Checks Cleared:

| CK# | Amount | Date | Made out to | Reason |
|------|----------|---------|----------------|-------------------------|
| 2735 | 180.00 | 6/27/19 | Bryan Merritt | CPA |
| 2737 | 600.00 | 6/29/19 | Randy Adams | 6746-B Irongate |
| 2738 | 640.00 | 7/1/19 | Randy Adams | 6746-B Irongate |
| 2739 | 370.00 | 7/1/19 | Randy Adams | 3003/3010 Wetherby |
| 2740 | 625.00 | 7/1/19 | Randy Adams | 6729 Irongate |
| 2741 | 2,642.50 | 7/2/19 | Emerald Garden | Grounds Fee |
| 2742 | 2,213.00 | 7/6/19 | Carolina Strip | Parking Lots |
| 2743 | 70.00 | 4/10/19 | Randy Adams | 3003/3010 Wetherby |
| 2744 | 1,650.00 | 7/16/19 | Randy Adams | 6729/6727 Irongate |
| 2745 | 1,345.00 | 7/26/19 | Randy Adams | 6727/6722/6730 Irongate |
| 2746 | 180.00 | 7/25/19 | Bryan Merritt | CPA |

| | | | | |
|--------------|-----------|--|----------------------|-----------|
| General Fund | 10,385.18 | | Prior Bank Balance | 43,574.18 |
| Roof Fund | 14,530.00 | | Expenses | 10,815.50 |
| Reserve Fund | 19,024.50 | | Deposits | 11,181.00 |
| Balance | 43,939.68 | | End of Month Balance | 43,939.68 |

A motion was made by Jane Roach to accept financials, Lisa Greeno seconded, motion carried.

Committee Reports:

A. Legal:

A motion was made by Jane Roach to combine Board positions of Secretary and Treasurer, Angie Brady seconded, motion carried.

A motion was made by Jane Roach to replace Kristy Sartain with Margaret Jennings as Secretary, motion carried.

B. Construction: Preventative Maintenance (J Roach)

Non PM: Asked approval for the following:

Repairs: 3014/3018 Wetherby Court, damaged wood on porch \$375.00

3034 Wetherby Court, deck seat, \$95.00

6750B Irongate Dr, crack at decking, \$230.00

6561 Surrey Rd, damaged mailboxes, 300.00

Lisa Greeno made motion to approve, Angie Brady seconded, motion carried.

Roofs: None

Decks/Porches: 6735-B Irongate Drive, deck replacement, in process.

C. Grounds/Appearance: Everything good, Walter Quick.

Old Business:

None.

New Business:

Letter to be send to 6729B Irongate regarding white screen door added to back porch. \$5.00 will be charged per day until corrected, \$10.00 per day after first 30 days until corrected.

\$1300.00 to be added to budget for 2020 to add pine straw to commons area.

Motion to adjourn was made by Marget Jennings at 7:15, Lisa Greeno seconded, motion carried.

Mintues submitted for approval by Jane Roach for Kristy Sartain.

2019 Meetings:

Wednesday, October 9