

Gates Four Townhouse Association, Inc.
 6775 Irongate Drive
 Fayetteville, NC 28306
 Minutes for December 2019 Board of Directors Meeting

Meeting Location: Clubhouse - 6775 Irongate Drive
 Meeting Date and Time: December 11, 2019 at 6:30 p.m.

Board Members:

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

Guests: None

October 2019 Minutes approved by e-mail and posted to website.

Financial Report for October / November 2019 by Margaret Jennings:

October 2019

General Fund	\$ 3,230.39		Prior Bank Balance	\$40,712.39
Roof Fund	14,530.00		Expenses	13,973.50
Reserve Fund	18,604.50		Deposits	9,626.00
Balance	36,364.89		End of Month Balance	36,364.89

November 2019

General Fund	\$ 3,056.29		Prior Bank Balance	\$36,364.89
Roof Fund	14,530.00		Expenses	2,862.10
Reserve Fund	18,604.50		Deposits	2,688.00
Balance	36,190.79		End of Month Balance	36,190.79

Jane Roach made motion to accept the financial report. Bobby Roach 2nd.

Committee Reports:

A. Legal. None

B. Construction:

1. Preventative Maintenance: All 2019 PM is completed.
2. Non PM: Nothing pending.
3. Roofs: Nothing pending.
4. Decks/Porches: All decks/porches for 2019 is completed.

C. Grounds/Appearance: Emerald Gardens will be blowing roofs during December 2019.

New Business:

- A. Kristy & Mike Sartain have resigned from the Board of Directors effective immediately. Board approved Richard Groening and Hector Vera as new board members to replace them by email.
- B. Annual meeting will be held in February 2020 at the Gates Four Clubhouse. It is tentatively set for February 12, 2020 at 7 pm, however, this needs to be confirmed with Kevin at the clubhouse. Once confirmed, notices will go out by email to those Secretary has email address for; others will go in regular mail.

Old Business:

A. Annual Termite Inspection & Homeowner Insurance – proof of both required from homeowner prior to scheduled PM. I still need proof from the following:

- 1) 6715-A Irongate
- 2) 6715-B Irongate
- 3) 6719-B Irongate
- 4) 6731-B Irongate

Secretary will send notices out to the owners of these units that they will not receive PM in 2020 should we not receive their proof of this.

B. Discussion was made as to local real estate agents not informing townhouse buyers of the Gates Four HOA dues AND the Gates Four Townhouse Association dues. Secretary will send another letter addressing this problem to the Board of Realtors.

Margaret Jennings made a motion to adjourn the meeting at 7 pm and was 2nd by Bobby Roach; the meeting was adjourned.

Submitted this the 11th day of December, 2019 by Margaret Jennings, Secretary/Treasurer