

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

Minutes for April 2017 Board of Directors Meeting

Meeting Location: 6744-A Irongate Drive
Meeting Date and Time: April 17, 2017 at 6:30p.m.

Board Members:

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

Guests:

March 2017 Board Meeting and Annual Meeting Minutes approved by e-mail and posted to website.

Financial Report by Margaret Jennings as of March 31, 2017

Checks Cleared:

2550	\$2,642.50	Emerald Gardens	Landscaping
2551	\$3,100.00	Randy Adams	6714 Irongate – Painting
2552	\$1,100.00	Randy Adams	6746 Irongate - PM
2553	\$1,900.00	Randy Adams	6746 Irongate - PM
2555	\$1,200.00	Randy Adams	6738 Irongate - PM
2556	\$2,000.00	Randy Adams	6738 Irongate - PM
2557	\$200.00	Randy Adams	6730-A Irongate – Non-PM
2558	\$200.00	Randy Adams	6747-B Irongate – Non PM
2559	\$500.00	Randy Adams	6747-B Irongate (\$300) & 6730-A Irongate (\$200) Non-PM

General Fund	\$13,039.71		Prior Bank Balance	\$42,003.71
Roof Fund	\$9,000.00		Expenses	\$12,842.50
Reserve Fund	\$13,954.50		Deposits	\$6845.00
Balance	\$35,994.21		Service Charge	\$-12.00
			End of Month Balance	\$35,994.21

Motion to accept Financial Report made by Joe Lee, seconded by Jane Roach. All approved.

Committee Reports:

A. Legal: 1) 6719-B Irongate in foreclosure but was purchased by the bank. The bank is not responsible for past due assessments but will pay the assessments due after the day the property is deeded to the bank. This information was obtained from a broker that is representing the bank.

2) 6742-B Irongate – lien filed on 12/13/16 for dues. Mortgage has been reassigned to lender. Walter sent a letter to the mortgage holder requesting information on past due assessments on April 3, 2017.

B. Construction: Preventative Maintenance (J. Roach): Paint completed or to be completed on 6748, 6740, 6744

Non PM: 6710A, 6723A (Fixed globe on outdoor lamp), 6714A (fixed caulk left on windows after painting), 6748B (roof fixed), 6746A (storage room door fixed)

Roofs:

Decks/Porches:

C. Grounds/Appearance (Lee): Look out for snakes. Will address pine straw issues with landscaping company.

Old Business:

New Business:

A. Consider repairing parking lot for 6739A/B and 6743A/B for a total of \$3516.
*Motion to fix parking lot made by Margaret Jennings and seconded by Angie Brady. All approved.

B. Consider replacing decks 6746B, 6750B (\$3004), 6750A (\$2650). *Owner at 6746B may pay half the cost. Tabled until we hear from him. Owner at 6750B considering rooming in

the deck. Tabled until we hear from him. Motion made to replace the deck at 6750A with a patio made by Jane Roach and seconded by Angie Brady. All approved.

C. Several trees need to be removed due to condition or damage they are causing to property at a cost of \$2500. Jane Roach motioned to approve the removal of the trees. Joe Lee seconded and all approved.

D. Because of changes that were made to the Townhouse HOA Rules and Regulations, we need to send out a new copy to all homeowners and tenants. Motion was made to make copies and mail them out by Jane Roach and seconded by Joe Lee. All approved.

Meeting was adjourned at 7:35pm.