

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

Minutes for October 2019 Board of Directors Meeting

Meeting Location: 6775 Irongate Drive
Meeting Date and Time: October 9, 2019 at 6:30p.m.

Board Members:

Walter Quick, President	p	Angie Brady, Website Manager	p
Jane Roach, VP, PM Mgr	p	Lisa Greeno	p
Margaret Jennings, Sec'y/Treasurer	p	Larry Daffin	p
Kristy Sartain	p	Bobby Roach	p
Mike Sartain, Grounds	a		

Guests: Richard Groening, 6730-A Irongate

August 2019 Board Meeting approved by e-mail and posted to website.

Financial Report for August/September 2019 by Margaret Jennings as of September 30, 2019:

August 2019:

Prior Bank Balance	\$43,939.68	General Fund	\$13,654.68
Checks	7,179.50	Roof Fund	14,530.00
Deposits	10,069.00	Reserve Fund	18,544.50
Balance	46,829.18	Balance	46,829.18

September 2019:

Prior Bank Balance	\$46,829.18	General Fund	\$7,537.89
Checks	8,796.40	Roof Fund	14,530.00
Deposits	2,716.00	Reserve Fund	18,644.50
Other w/d	36,39		
Balance	\$40,712.39	Balance	\$40,712.39

Jane Roach made motion to accept financial report and 2nd by Angie Brady. All approved.

Committee Reports:

A. Legal: 6743-B Irongate is in foreclosure.

B. Construction: (J Roach)

1. Preventative Maintenance: All PM is done for 2019

2. Non PM: All issues for August & September approved by e-mail have been fixed or are in the process of being fixed. Units are identified in financial report and each has a work order on file.

a. 6803 South Staff – water damage & wood rot – estimate from Randy Adams for \$868 to repair – Margaret Jennings made motion to approve, 2nd by Lisa Greeno, all approved.

2. Roofs:

3. Decks/Porches:

C. Grounds/Appearance (M Sartain): Richard Groening was present at meeting and had complaint about grounds crew that damaged his holly bushes; President said this has been addressed with Emerald Gardens.

Old Business:

1. Annual Termite Inspection & Homeowner Insurance – proof of both required from homeowner prior to scheduled PM.
2. Need to get minutes for 2019 Annual Meeting and June 2019 meeting from Kristy Sartain. She indicated she has them as well as other secretarial supplies and will get them to new secretary.

New Business:

1. Kristy Sartain resigned as Secretary on 8/14/19. Margaret Jennings approved to be Secretary/Treasurer.
2. Treasurer ordered new checks/deposit slips from BB&T supplier on 8/15/19.
3. Budget committee (Brady/J Roach/Jennings) needs to meet very soon to prepare budget for 2020.
4. Estimates are underway for 2020 Preventive Maintenance from Randy Adams.

Jane Roach made motion to adjourn meeting at 7:05 pm; 2nd by Angie Brady. All approved.

Respectfully submitted by:

Margaret Jennings

Secretary/Treasurer