

Gates Four Townhouse Association, Inc.  
 Minutes for January, 2017  
 6775 Irongate Drive  
 Fayetteville, NC 28306  
 Website: www.gftha.org

1. Gates Four Townhouse Association, Inc.
2. Place: 6723-B Irongate Drive
3. Date: January 23, 2017 at 7 pm
4. Board Members:

Walter Quick, President	p	Lisa Greeno	p
Jane Roach, VP/PM Mgr	p	Kristy Sartain	p
Margaret Jennings, Sec'y/Trsr	p	Angie Brady, Website Mgr	p
Joe Lee, Grounds	p	Larry Daffin	p

5. Guests: Steve Watson
6. Minutes of December 19, 2016 approved by email & posted to website.
7. Financial Report by Margaret Jennings as of 12/31/16: Checks cleared: Emerald Gardens \$2,642.50 -- Bryan, Merritt \$180 - - Emerald Gardens \$2,642.50; Deposits - none.

General Fund	\$11,677.28	Prior Bank Balance	\$30,186.78
Roof Fund	4,000.00	Expenses	5,465.00
Reserve Fund	9,044.50	Deposits	.00
Balance	\$24,721.78	EOM Balance	\$24,721.78

Joe Lee made motion to accept the financial report and was 2<sup>nd</sup> by Jane Roach; all approved.

8. Committee Reports:

A. Legal (Quick/Jennings):

1) 6719-B Irongate in foreclosure and dues are 2+ years past due. Lien has been filed, however, this will be long term and we may not collect; letter sent to mortgage company; new legal ad in newspaper showed sale to be on September 26, 2016; this was continued until 10/31/16; now continued until 2/27/17.

2) Lien was filed on 12/13/16 for 6742-B Irongate for non-payment of assessments.

B. Preventive Maintenance (Roach): All PM is done for 2016. Painting and PM for 2017 should begin soon.

C. Non PM:

1) 6740 Irongate - need to fix A/B letters on building to reflect actual address during 2017 PM.

2) 6561-A Surrey - repairs per inspection report for sale of unit; estimate of \$1,300 was approved; work completed and was \$150 less than estimate so total was \$1,150.

3) 6750-B Irongate - Store room needs a new vent; estimate is \$45; Joe Lee made motion to approve and was 2<sup>nd</sup> by Angie Brady; all approved.

4) 6740-B Irongate (Starnelli sale) - Pending sale and needs roof repairs; estimate of \$950; Lisa Greeno made motion to approve and was 2<sup>nd</sup> by Joe Lee; all approved.

5) 3001 Wetherby - deck boards and support beam on deck need work done; estimate of \$350; Angie Brady made motion to approve and was 2<sup>nd</sup> by Joe Lee; all approved.

D. Roofs: None

E. Decks/Porches: None.

F. Grounds/Appearance (Lee): Tree behind 6714 Irongate leaning; President will have Forestry Service out to look at it.

9. Old Business:

A. Annual Termite Inspection & Homeowner Insurance - ongoing requests for these; proof of both required from homeowner prior to scheduled PM.

B. Residents asking about criminal background check on adult tenants of rental units; President checked with attorney and this will be reviewed at next

meeting to determine adding language to the by-laws of this association to reflect this.

C. Letters & coupons sent to all townhouse owners of 2017 assessments and notice of Annual Meeting; this was also posted to our website.

D. Gates Four H/O Association has a new website and agreed to put a link to our website on there, however, it is not there yet; Angie Brady will check into this.

#### 10. New Business:

A. Parking lot painting. Randy Adams to get us estimate to paint parking lot lines on Wetherby Court.

B. 3022 Wetherby - owner asked board for permission to have utility pole light installed in her back yard at her own expense; this is due to people coming over her fence off of Lakewood Drive; was approved by email. President advised Owner to inform her neighbors.

C. Annual meeting will be held on February 15, 2017 at 7:00 pm at the Gates Four Country Club in the March Riddle Room. Regular monthly board meeting will immediately follow the annual meeting.

D. Board was informed that that packages are being stolen from porches along Irongate Drive and you need to be aware and take precautions.

E. Board was informed that mail is being put in the wrong boxes in recent months and mail was found lying on the ground; please check your mail for accuracy and inform post office at 910 486-7756 if you find these errors.

Next board meeting will be February 15, 2017 at the GF Clubhouse following the Annual Meeting.

Joe Lee made motion to adjourn meeting at 7:40 pm and was 2<sup>nd</sup> by Angie Brady; all approved.

Respectfully submitted by Margaret Jennings, Secretary

Secretary ongoing request - Asking board members and all residents to please report any folks you see moving in or out of the townhouses so that we may get a welcome packet to them and gather contact information. Please email whatever you may know to [marget21452@aol.com](mailto:marget21452@aol.com).