

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

**Minutes for January 2018 Board of Directors Meeting**

Meeting Location: 6744-A Irongate Drive

Meeting Date and Time: January 16, 2017 at 6:30p.m.

Board Members:

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

Guests:

Meeting called to order at 6:30pm.

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

Financial Report by Margaret Jennings.

Checks Cleared:

Ck #	Amount	Made out to	Reason
2606	\$180.00	Bryan Merritt & Assoc.	CPA
2608	\$2642.50	Emerald Gardens	Grounds
2609	\$145.00	Randy Adams	3011-B Weatherby
2610	\$25.00	Randy Adams	3011-B Weatherby
2611	VOID	VOID	
2612	\$180.00	Bryan Merrit & Assoc.	CPA
2614	\$2642.50	Emerald Gardens	Grounds
2615	\$180.00	Bryan Merritt & Assoc	CPA
2616	\$2642.50	Emerald Gardens	Grounds

General Fund	\$19,453.08		Prior Bank Balance	\$41,670.08
Roof Fund	\$9,000.00		Expenses	\$8,637.50
Reserve Fund	\$13,954.50		Deposits	\$9,375.00
Balance	\$42,407.58		End of Month Balance	\$42,407.58

Jane motioned to accept the financial reports. Lisa seconded. All approved.

**Committee Reports:**

A. Legal:

B. Construction: Preventative Maintenance (J. Roach): PM and painting will begin when weather is better. Determination to be made by Jane and Randy

Non PM: Mailboxes that were hit by a car at 6747 Irongate will be repaired and moved when weather is better. Approval by e-mail.

Roofs:

Decks/Porches:

C. Grounds/Appearance: Neighbors from the cul-de-sac beside the Weatherby townhomes have been cutting through the townhouse HOA-maintained common areas. A letter will be sent to residents of the cul-de-sac asking them to please stop cutting through.

**Old Business:**

A.

**New Business:**

A. Concern re: contractor using residents' water while doing work on units. After discussion, it was agreed that this is an unavoidable part of the contractor doing work on the townhomes.

B. Annual Meeting – February 21, 2018 at 7:00pm in the Ball Room at Gates Four Country Club. Agenda and proxies to be mailed ASAP.

C. Request for 6714A Irongate to replace sliding glass door on back of house. Request approved.

D. Continued issue of mail being delivered to incorrect boxes. Residents who have issues are encouraged to call the postmaster at 910-486-7756. The postmaster doesn't know it's a problem unless s/he hears about it.

Jane motioned to adjourn at 7:15pm. Angie seconded. All approved.

Next meeting will be our annual meeting Wednesday, February 21 in the Ball Room at Gates Four Country Club.