

Gates Four Townhouse Association, Inc.
 Minutes for June 2016
 6775 Irongate Drive
 Fayetteville, NC 28306
 Website: www.gftha.org

1. Gates Four Townhouse Association, Inc.
2. Place: 6723-B Irongate Drive
3. Date: June 20, 2016 at 7 pm
4. Board Members:

Walter Quick, President	p	Lisa Greeno	p
Linda Szulc, Vice President	a	Carol Church	p
Margaret Jennings, Treasurer	p	Angie Brady, Website Mgr	p
Margaret Jennings, Sec'y	-	Joe Lee, Grounds	p
Jane Roach, PM Mgr	a	Larry Daffin	a

5. Guests: none
6. Meeting called to order at 7:00 pm
7. Minutes of May 9, 2016 approved by email & posted to website.
8. Financial Report by Margaret Jennings as of 5/31/16: Checks cleared:
 Marvin Covington \$395 for mailbox repair 6743 Irongate - Emerald Gardens
 \$2,642.50 - T&L Tree Service \$3,600 - Marvin Covington \$1,320 for misc
 PM - Bryan & Merritt CPA \$180 x 2 - State Farm Ins \$1,095 - T&L Tree
 Service \$1,200 - Marvin Covington \$2,605 for 6739 Irongate PM - Marvin
 Covington \$2,295 for 6730 Irongate PM. Deposit of \$395 from person
 responsible for damage to mailbox at 6743 Irongate.

General Fund	\$32,956.04	Prior Bank Balance	\$51,528.54
Roof Fund	5,000.00	Expenses	15,512.50
Reserve Fund	4,910.00	Deposits	6,850.00
Balance	\$42,866.04	EOM Balance	\$42,866.04

Joe Lee made motion to accept financial report; 2nd by Carol Church and all approved.

9. Committee Reports:

A. Legal (Quick/Jennings) 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; sale is July 11, 2016.

B. Preventive Maintenance (Roach): 6750, 6743, 6747 6739, 6730, 6735 Irongate & 3022-3026 Wetherby are done for 2016 PM.

- 1) 6735 Irongate - Owner of Unit A to reimburse GFTHA \$350 for additional paint for room addition; invoice will be sent to Owner.
- 2) 6730-C - Irongate under contract for closing and 3 items need repair per buyer's inspection; these repairs were done during PM.
- 3) 3022-3026 Wetherby - Board approved additional \$850 for repair to chimney and storage area by email bringing the total for this building to \$2,050.

C. Roofs: None

D. Decks/Porches: None

E. Grounds/Appearance: (Lee): Emerald Gardens to be instructed to chop up surfaced tree roots and trim pompous grass where trees were taken down near 6729/6731 Irongate.

10. Non PM:

A. 6715-A Irongate - fascia repair to be discussed after review by Walter Quick and maintenance team to get estimate.

B. 6722-D - porch light is in need of replacement; owner will purchase new fixture and maintenance team will install - Joe Lee made motion to approve and 2nd by Angie Brady; all approved.

C. 6811-B South Staff - Unit has been sold and Board received repair list from inspector; estimate for repairs is \$2,110. Margaret Jennings made motion to approve said repairs and 2nd by Joe Lee; all approved.

11. Old Business:

A. Termite & Homeowner Insurance - proof of both required from homeowner prior to scheduled PM. 3rd Notice Letters sent and still no compliance from 6739B Irongate. 4th letter be sent outlining \$ fine per day per the Rules &

Regulations, Section J(1) \$5/day for 30 days and then \$10/day thereafter; to small claims court after 60 days.

12. New Business:

A. Welcome to the new owners / tenants of 6711-A, 6714-A, 6727-A, 6730-C and 6739-A Irongate. Joe and Carol have delivered welcome packets.

B. Letter was sent to Fayetteville Board of Realtors giving them all information regarding GFTHA in addition to GFHOA and asking that they share with all realtors so they may inform future homeowners/tenants as to same.

C. Tenant in 6714-A Irongate requested permission to put satellite dish up. He decided to go with cable instead.

D. Complaints regarding tenants in 6714-C Irongate. Letter will be sent to homeowner and tenant.

E. Speeding in Gates Four - letter will be sent to Gates Four Homeowners' Association asking for assistance with this problem.

F. Children riding bicycles & scooters in parking lots, driveways, and common areas - letter will be sent to Gates Four Homeowners' Association asking for assistance with this matter.

G. Stop light at Lakewood / Towbridge entrance - letter will be sent to Gates Four Homeowners' Association asking for assistance or if they know of any plans for this.

H. Adding a FAQ section to our website. Board members will email ideas to President so this may be done at future date.

I. Club's newsletter showing the club as the location for our meetings; Angie Brady will ask manager to update meeting location to 6723-B Irongate.

J. PM Schedule on the website needs to be updated; officers will review, update and forward to Angie Brady to post to website.

K. Secretary received resignation of Linda Szulc from the Board; we thank her for her many years of service to the Board. Margaret Jennings made motion to elect Jane Roach as Vice-President and was 2nd by Joe Lee; all approved.

L. Secretary request - Asking all residents to please report any residents that you may see moving in or out of the townhouses so that we may get a welcome packet to them and gather contact information. Email whatever you may know to marget21452@aol.com.

Joe Lee made motion to adjourn meeting at 8:20 p.m.; was 2nd by Carol Church.

The next meeting will be on Monday, July 18, 2016 at 7:00 p.m. at 6723-B Irongate Drive.

Respectfully submitted by Margaret Jennings

Secretary / Treasurer