

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

Minutes for June 2017 Board of Directors Meeting

Meeting Location: 6744-A Irongate Drive
Meeting Date and Time: June 19, 2017 at 6:30p.m.

Board Members:

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

Guests:

May 2017 Board Meeting and Annual Meeting Minutes approved by e-mail and posted to website.
Financial Report by Margaret Jennings as of June 14, 2017

Checks Cleared:

Ck #	Amount	Made out to	Reason
2561	180.00	Bryan, Merritt & Associates	CPA- February
2567	1200.00	Randy Adams	6740 Irongate – Paint & PM
2569	360.00	Bryan, Merritt & Associates	CPA – March & April
2570	159.62	Walter Quick	Website payment & copies
2571	1600.00	Randy Adams	6740 Irongate – Paint & PM
2572	15.40	Walter Quick	Postage
2573	1400.00	Randy Adams	6740 Irongate – Paint & PM
2575	1097.00	State Farm Insurance	Common Area Liability
2576	6534.00	Jerry’s Concrete	6750 A/B Irongate - Patios

General Fund	\$11,972.39		Prior Bank Balance	\$43,802.91
Roof Fund	\$9,000.00		Expenses	\$12,546.02
Reserve Fund	\$13,954.50		Deposits	\$3,670.00
Balance	\$34,926.89		End of Month Balance	\$34,926.89

Joe Lee made a motion to accept the financials. Angie Brady provided the second.

Committee Reports:

A. Legal: 1)

B. Construction: Preventative Maintenance (J. Roach):

Non PM:

Roofs:

Decks/Porches:

C. Grounds/Appearance (Lee):

Old Business:

A. Tree removed behind 6714 – Approved by board via e-mail

New Business:

- A. Reminder to residents to not ask our grounds maintenance crew or our repairmen to fix or work on something unless you plan to pay for it out of pocket. Requests for work covered by the HOA should be put in writing.
- B. 6714-A requests approval for a satellite dish installed. Joe Lee motioned to approve request. Margaret Jennings provided the second.
- C. We sent bills to the following for painting of their room additions:

6740-B Irongate - Dorothy Johnson	\$150.00 - paid
6740-A Irongate - Diana Lawson	300.00
6744-B Irongate - Malcolm & Jane King	600.00 (paid \$300)

Please note:

There have been several reported car breakins in Gates Four over the last few weeks. All involved unlocked vehicles. Please remember to lock your vehicle.

Randy Adams is the contractor the Townhouse HOA uses for HOA-approved maintenance. However, if you would like to hire Randy to fix anything on the inside of your house, please contact him directly at 910-527-2321. Again, remember that any work covered by the HOA needs to be put in writing to the HOA. If you ask Randy to fix something, you are responsible for paying for it.

Homeowner list updated and sent to accountant June 27, 2017

Motion to adjourn at 7:00pm by Joe Lee. Jane Roach provided the second.