

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

Minutes for June 2018 Board of Directors Meeting

Meeting Location: 6744-A Irongate Drive

Meeting Date and Time: June 18, 2018 at 6:30p.m.

Board Members:

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

Guests:

April 2018 Board Meeting and Annual Meeting Minutes approved by e-mail and posted to website.
Financial Report by Margaret Jennings.

Checks Cleared:

Ck #	Amount	Date	Made out to	Reason
2637		5/3/18	VOID	
2638	\$720.00	5/3/18	Bryan, Merritt	CPA (Jan/Feb/Mar/Apr 2018)
2639	\$1,079.00	5/3/18	State Farm Ins.	Common Area Insurance
2640	\$1,400.00	5/11/18	Randy Adams	Mailbox Repair/Paint
2641	\$607.00	5/21/18	Randy Adams	6731-A Irongate – Roof/6739-B – Porch Rail
2642	\$1,400.00	5/22/18	Randy Adams	6746 Irongate – Painting Deposit
2643	\$2,642.50	5/25/18	Emerald Gardens	Grounds May 2018

	General Fund	\$13,017.20		Prior Bank Balance	\$44,136/20
	Roof Fund	\$14,000.00		Expenses	\$7,594.50
	Reserve Fund	\$18,864.50		Deposits	\$9,594.00
	Balance	\$45,881.70		End of Month Balance	\$45,881/70

Mike Sartain motioned to accept the financial report. Jane Roach seconded and all approved.

Committee Reports:

A. Legal:

B. Construction: Preventative Maintenance (J. Roach): All paint/PM complete for this year. All mailboxes washed and repainted, 6719B fascia repair, 6746 full unit painted, 6739B front porch railing repaired, 6731A roof leak, 6730B roof leak, 6561 emergency repairs for mail boxes destroyed-will be reimbursed for \$250. Pending 6719B step repairs and pending approval 6738B roof leak, storage building.

Non PM:

Roofs:

Decks/Porches:

C. Grounds/Appearance: Noticing trash around the grounds, especially popsicle wrappers. Please clean up after yourselves and remind kids to clean up after themselves. Please also clean up after your pets.

Old Business:

- A. Letters were sent to the following owners for the reasons noted.
 - a. 6740A Irongate – Return trash receptacles to rear of unit, parking 3rd vehicle partly in the street, buckets and miscellaneous items left in the backyard and porch, replacing screen and dog droppings.
 - b. 6722C Irongate – Stop children from leaving bikes in parking lot and on sidewalk.
 - c. 6727A Irongate – Remove boat from patio.
 - d. 6735A Irongate – Request to stop parking on common area.
 - e. Also collection letters were sent out on all past dues assessments
- B. The following items were approved via e-mail:
 - a. Several trees needed to be removed from Weatherby and one from Irongate, \$3,500.00 is the total and includes grinding stumps.

New Business:

A. Question about units with three drivers and parking. Due to the limited number of spaces in parking areas, residents are reminded that any townhome with more than three cars must make alternate arrangements for the third car. Visitor spaces are reserved for guests of residents.

B. Request from homeowner to advertise meetings – The Board will list all the meetings for the year in the annual letter and request that the meetings be put on the boards coming in both gates. We will also update the payment coupons to reflect the dates. Already being done – upcoming meetings are listed in the minutes for each meeting and are listed in the GatePost, the Gates Four monthly newsletter.

C. Request from homeowner to add speed bumps on Irongate due to drivers speeding. This has been addressed by the Gates Four HOA and declined due to the cost. A speed limit sign was installed so drivers would remember the speed limit is the same throughout the community. While we feel this is not enough, our hands are tied. If you can get the license plates or make/model of the vehicle speeding and the time it occurs, please call Mr. Simons at the front gate and let him know.

Upcoming Meetings:
Monday, August 20

Monday, October 15

Monday, December 17