

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

Minutes for March 2017 Board of Directors Meeting

Meeting Location: 6744-A Irongate Drive

Meeting Date and Time: March 20, 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	P
Kristy Sartain, Secretary	P	Steve Watson	P
Joe Lee, Grounds	P		

Guests:

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

Financial Report by Margaret Jennings as of 2/28/17

Checks cleared:

Randy Adams \$870	Randy Adams \$1,950
Emerald Gardens \$2,642.50	Randy Adams \$2,600
Randy Adams \$900	Bryan, Merritt & Assoc \$180
Randy Adams \$300	Randy Adams \$2,700
Randy Adams \$775	

General Fund	\$19,049.21	Prior Bank Balance	\$41,500.71
Roof Fund	\$9,000.00	Expenses	\$12,917.50
Reserve Fund	\$13,954.50	Deposits	\$13,760.00
Balance	\$42,003.71	NSF	\$339.50
		End of Month Balance	\$42,003.71

Jane Roach made a motion to accept the financial report as presented. Joe Lee accepted. All approved.

Committee Reports:

A. Legal: 1) 6719-B Irongate in foreclosure and dues are 2+ years past due. Lien has been filed; letter sent to mortgage company; legal ad in newspaper showed sale to be on 9/26/16; this was continued until 2/27/17. Lisa Greeno to check to see who purchased.

2) 6742-B Irongate – lien filed on 12/13/16 for dues. There is a new lien holder. Walter Quick will contact to see about our lien.

B. Construction: Preventative Maintenance (J. Roach): 1) Painting/PM complete on 6714. Fence boards will be painted or stained in August, giving the wood time to season. Work is beginning on 6746 Irongate.

Non PM: 1) 6730-A Irongate – fence rotting & loose brick on front steps; Randy Adams to look at it and get us an estimate. Estimate provided of \$500 to repair the fence boards. Joe Lee made motion to pay to fix the boards. Angie Brady seconded. All approved.

2) 6723-A Irongate – Globe light in front yard has broken bulb in socket and globe blows off with wind and needs to be secured better; Still waiting on an estimate.

3) 6747-B Irongate – 20 rotten boards on the deck need to be replaced at a cost of no more than \$500. Angie Brady made a motion to replace the boards. Joe Lee seconded. All approved.

4) Weatherby Court – a request was made to restripe the parking lots at a cost of \$450. The board tabled this request until late Fall.

Roofs:

Decks/Porches:

C. Grounds/Appearance (Lee):

Old Business:

A. Annual Termite Inspection & Homeowner Insurance – proof of both required from homeowner prior to scheduled PM.

B. Gates Four H/O Association agreed to put a link to our website on their new website; Angie Brady to check on this.

New Business:

A. Welcome letter given to new tenant in 6714-C and new owner in 6711-B. New owners in 6748-B and 6740-B will receive theirs ASAP.

B. 6740-B has been sold.

C. Consider digitizing old files. Will work on this project over the summer as there are several boxes of statements and documents related to the HOA since inception.

D. Community Space vs. Private Space. Anything within the patio/deck area is considered your space. Everything beyond that is considered community space and needs to have Board approval for changes, per the HOA Covenants and Rules and Regulations. Please see our website for copies of these documents.

E. Please remember to pick up after your pet.