

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

Minutes for May 2017 Board of Directors Meeting

Meeting Location: 6744-A Irongate Drive
Meeting Date and Time: May 15, 2017 at 6:30p.m.

Board Members:

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

Guests:

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

Financial Report by Margaret Jennings as of May 1, 2017

Checks Cleared:

2554	\$9.80	Walter Quick	Postage
2560	125.00	Randy Adams	6746 & 6738 Paint Matching (\$80); 6723-A Globe for lamp (\$45)
2562	\$250.00	Randy Adams	6748-B Chimney reflash/Roof Repair
2563	\$1,600.00	Randy Adams	6744 Irongate – PM/Paint (\$1200); 6748-B Irongate – NonPM Chimney Reflash/Roof Repair
2564	\$2642.50	Emerald Gardens	Grounds/Landscaping
2565	\$1,200.00	Randy Adams	6744 Irongate – PM/Paint
2566	\$1,200.00	Randy Adams	6744 Irongate – PM/Paint (homeowner King responsible for work done on room addition)

General Fund	\$20, 848.41		Prior Bank Balance	\$35,994.21
Roof Fund	\$9,000.00		Expenses	\$7,027.30
Reserve Fund	\$13,954.50		Deposits	\$14,836.91
Balance	\$43,802.91		End of Month Balance	\$43,802.91

Committee Reports:

A. Legal: 1)

B. Construction: Preventative Maintenance (J. Roach): 6744 and 6740 painting and pm are completed with owners being responsible for additions.

Non PM:

Roofs:

Decks/Porches:

C. Grounds/Appearance (Lee):

Old Business:

A. 6750B Irongate – Originally tabled this replacement of the deck with a concrete patio until homeowner decided what to do with the house. Larry has decided not to enclose and would like us to vote on this. We budgeted \$7900 for decks and approved 6750A of \$2650 at the meeting. Doing both 6750A and B would be \$6534. Approval received via e-mail.

New Business:

Because there was not a quorum, no action was taken. The items listed below are informational.

A. Correction for April Minutes: Under legal item #2- Walter sent a letter to the mortgage holder requesting information on past due assessments on 4/3/2017. Kristy will fix and re-send.

B. Repair Request 6803 South Staff - The following items need repair: 1) The front gable - right side has a loose piece of soffit 2) Around chimney - damaged siding 3) Area between the two sliding doors - damaged siding 4) Exterior Storage Room Door - the wood of door is rotten—**will be done with PM next year.

C. Sinkholes at Surrey/Irongate. On Private Property and PWC is already mitigating.

D. Carol Church (6714-B) requested permission to install brown storm door on back porch. Approved via e-mail.

E. Request to remove or trim back trees behind 6714 due to encroachment onto building. Two trees have already been slated to be cut down due to weaknesses at the ground level.

F. Bills were sent to owners of 6740 A & B Irongate and 6744 B Irongate for PM and painting of their room additions.

G. The GFTH website was being charged to Walter's credit card each month, but has been changed to payment by check for a year at a time to Endurance International Group at a cost of \$113.90 per year.

The next meeting will be Monday, June 19, 2017 at 6:30pm.