

Gates Four Townhouse Association, Inc.  
 Minutes for November 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: November 21, 2016 at 7 pm
4. Board Members:

Walter Quick, President	p	Lisa Greeno	p
Jane Roach, VP/PM Mgr	a	Kristy Sartain	p
Margaret Jennings, Treasurer	p	Angie Brady, Website Mgr	p
Margaret Jennings, Sec'y	-	Joe Lee, Grounds	p
		Larry Daffin	a

5. Guests: none
6. Minutes of October 17, 2016 approved by email & posted to website.
7. Financial Report by Margaret Jennings as of 10/31/16: Checks cleared:  
 Randy Adams \$300 - Randy Adams \$380 - Emerald Gardens \$2,642.50 -  
 Randy Adams \$600 - Bryan, Merritt \$180 - T&L Tree Service \$650 - Randy  
 Adams \$1,105 - Walter Quick \$63.74.

General Fund	\$14,719.10	Prior Bank Balance	\$27,394.84
Roof Fund	4,000.00	Expenses	5,921.24
Reserve Fund	9,044.50	Deposits	6,290.00
Balance	\$27,763.60	EOM Balance	\$27,763.60

Board agreed to adjust General Fund, Roof Fund and Reserve Fund totals to conform with General Ledger. Motion was made by Joe Lee to approve Financial Report and was 2<sup>nd</sup> by Lisa Greeno; all approved.

8. Committee Reports:

A. Legal (Quick/Jennings):

- 1) 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; new legal ad in newspaper showed sale to be on September 26, 2016; this was continued until 10/31/16; no update.

2) 6803 South Staff reported to be in foreclosure.

B. Preventive Maintenance (Roach): All PM is done for 2016.

C. Non PM:

1) 6740 Irongate - need to fix A/B letters on building to reflect actual address during 2017 PM.

2) 6727-A Irongate - caulk around window & touch up; estimate of \$75 was approved by email.

3) 6729-A Irongate - reflash end wall; estimate of \$550 was approved by email and work is completed.

4) 6744-A Irongate - leak over master bedroom; estimate of \$475 was approved by email.

D. Roofs: None

E. Decks/Porches: None

F. Grounds/Appearance (Lee): 2017 contract with Emerald Gardens to be renewed at same price as 2016.

9. Old Business:

A. GFHO set up a new website, however, did not include a link to our website; Angie Brady met with GFHO reps on 11/9/16 and they will put a re-direct link on their website to our website at no cost.

B. Annual Termite Inspection & Homeowner Insurance - proof of both required from homeowner prior to scheduled PM. Letters for this were sent last week.

10. New Business:

A. Parking lot painting. This was tabled and will be discussed at the December meeting.

B. 6561-A Surrey - New owner reported that he replaced sliding glass doors with French doors and will paint them the townhouse exterior color. Margaret Jennings made motion to approve and was 2<sup>nd</sup> by Joe Lee; all approved.

C. Received 2017 estimates for PM and Painting; finance committee had budget meeting on November 7, 2016; budget and assessments for 2017 will be the same as it was for 2016; Angie Brady made motion to approve and was 2<sup>nd</sup> by Lisa Greeno; all approved.

D. Hurricane knocked the GFTHA's shed off of the foundation and tipped it into the water and resting on a truck trailer. Insurance was contacted but it is not covered as we would need flood insurance. Shed was put upright and levelled at a cost of \$450; Randy Adams clean up the contents at a cost of \$300; he will give us estimate for damages that may need to be done to avoid leaking, etc.

E. Discussed Annual Meeting to be held in February 2017.

Joe Lee made motion to adjourn meeting at 7:40 pm and was 2<sup>nd</sup> by Angie Brady; all approved.

The next meeting will be on December 19, 2016 at 7:00 pm at 6723-B Irongate Drive.

Respectfully submitted by Margaret Jennings

GFTHA Secretary / Treasurer

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