

Gates Four Townhouse Association, Inc.
 Minutes for October 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: October 17, 2016 at 7 pm
4. Board Members:

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

5. Guests: None
6. Minutes of September 19, 2016 approved by email & posted to website.
7. Financial Report by Margaret Jennings as of 9/30/16: Checks cleared:
 Carol Church \$2,700 - Emerald Gardens \$2,642.50 - Bryan, Merritt \$180 -
 Randy Adams \$120 - Randy Adams \$2,036 - Nick Simmons \$826.76.

General Fund	\$17,484.84	Prior Bank Balance	\$33,850.10
Roof Fund	5,000.00	Expenses	8,505.26
Reserve Fund	4,910.00	Deposits	2,050.00
Balance	\$27,394.84	EOM Balance	\$27,394.84

Jane Roach made motion to accept financial report; was 2nd by Lisa Greeno and approved by all.

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; no update. Lisa Greeno will check with Clerk of Superior Court's office to get an update.

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) 6729-B Irongate - owner reported roof leak; estimate of \$680 was approved by email and repaired.

3) 6748-A Irongate - owner reported ceiling stain; inspection showed no roof leak, just a ceiling stain.

4) 6811-B Irongate - owner reported roof leak; estimate \$600; approved by email.

5) 6735-B Irongate - owner reported water in fireplace.

6) 6730-D Irongate - owner reported roof leak; estimate \$1,105; approved by email.

7) 6744-A Irongate - owner reported ceiling stain; will inspect for roof leak.

D. Roofs: None

E. Decks/Porches: 3001 Wetherby - new owners requested board approval that deck would remain wooden and maintained by GFTHA for as long as they own the property; was approved.

F. Grounds/Appearance (Lee):

1) 6740/6744 Irongate - tree leaning onto another tree behind these units after hurricane; tree company has been notified and will address.

9. Old Business:

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

10. New Business:

A. Need to get 2017 estimates so budget can be prepared.

B. 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. Contacted clubhouse and asked if we can move it to better location and it will be moved and repaired as soon as possible.

C. Board learned that Karen Reeves 6739-B Irongate died in September.

D. GFHO has asked if our association would be interested in tying in with them on their new website; Angie Brady will coordinate with them to see if this would be worthwhile.

Jane Roach made motion to adjourn meeting at 7:45 pm and was 2nd by Angie Brady; all approved.

The next meeting will be on November 21, 2016 at 6723-B Irongate Drive at 7:00 p.m.

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. Thank you.