

**Gates Four Townhouse Association, Inc.**

6775 Irongate Drive  
Fayetteville, NC 28306

**Minutes for August 2018 Board of Directors Meeting**

Meeting Location: 6744-A Irongate Drive

Meeting Date and Time: October 15, 2018 at 6:30p.m.

Board Members:

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

Guests:

August 2018 Board Meeting and Annual Meeting Minutes approved by e-mail and posted to website. Financial Report by Walter Quick.

Checks Cleared:

| Ck # | Amount  | Date    | Made out to           | Reason                 |
|------|---------|---------|-----------------------|------------------------|
| 2662 | 2642.50 | 9/1/18  | Emerald Gardens       | Grounds, August        |
| 2663 | 2600.00 | 9/10/18 | Randy Adams           | 6727B Irongate roof    |
| 2664 | 2600.00 | 9/10/18 | Randy Adams           | 6727B Irongate roof    |
| 2665 | 113.90  | 9/12/18 | Homestead Tech        | Annual website payment |
| 2666 | 180.00  | 9/18/18 | Bryan, Merrit & Assoc | CPA                    |
| 2667 | 320.00  | 9/19/18 | Randy Adams           | 6727B Irongate roof    |
| 2668 | 2642.50 | 9/20/18 | Emerald Gardens       | Grounds, September     |
| 2669 | 1200.00 | 9/27/18 | T&L Tree Service      | 5 Trees Removed        |

|  |              |             |  |                      |             |
|--|--------------|-------------|--|----------------------|-------------|
|  | General Fund | \$15,043.60 |  | Prior Bank Balance   | \$53,567.00 |
|  | Roof Fund    | \$8,480.00  |  | Expenses             | \$12,298.90 |
|  | Reserve Fund | \$18,864.50 |  | Deposits             | \$1,120.00  |
|  |              |             |  |                      |             |
|  | Balance      | \$42,388.10 |  | End of Month Balance | \$42,388.10 |

Lisa Greeno motioned to accept the financials. Angie Brady seconded. All approved.

## **Committee Reports:**

A. Legal: The HOA will file a lien against 6727-A for nonpayment of HOA dues.

Construction: Preventative Maintenance (J. Roach): Complaints, 6730B Irongate, foundation crack, Nothing found, 6711A Irongate soffit/facia wood rot, 3022 Wetherby Ct, lamp globe won't stay on, Randy repaired, Staining of unfinished boards that were seasoning from PM will begin soon.

Non PM: Items approved by e-mail below:

Roofs:

Decks/Porches:

B. Grounds/Appearance:

## **Old Business:**

A. The following items were approved via e-mail:

- a. Remodeling at 6750B Irongate
- b. Trees had to be removed at 6710 Irongate due to Hurricane Florence
- c. Parking pad to be replaced at 6738A due to large cracks

B. Blinds at 6714C Irongate, letter to be sent to owner

## **New Business:**

- A. 2 Missing lamp globes, 6727A Irongate (on front porch), 6719B Irongate
- B. Trees removed behind 6710 Irongate, Gates Four Golf may reimburse \$250.00
- C. Speed Bump Issue, will be petitioned for at annual meeting, to implement rubber speed bumps
- D. 2019 Finance Meeting

Jane Roach motion to adjourn the meeting at 7:15. Angie Brady seconded. All approved.

Upcoming Meetings:

Monday, December 17