

Gates Four Townhouse Association, Inc.
 Minutes for September 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: September 19, 2016 at 7 pm
4. Board Members:

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

5. Guests: Kristy Sartain
6. Meeting called to order at 7:00 pm
7. Minutes of August 15, 2016 approved by email & posted to website.
8. Financial Report by Margaret Jennings as of 8/31/16: Checks cleared: Marvin Covington - \$620 for 6715-A Irongate - Randy Adams - \$45 for 6740-A Irongate -- Emerald Gardens \$2,642.50 --- Bryan & Merritt CPA \$180 --- Marvin Covington \$1,450 for 6714-A Irongate. Deposits: \$9,077.47.

General Fund	\$23,940.10	Prior Bank Balance	\$29,710.13
Roof Fund	5,000.00	Expenses	4,937.50
Reserve Fund	4,910.00	Deposits	9,077.47
Balance	\$33,850.10	EOM Balance	\$33,850.10

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

9. 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; sale July 11, 2016; no update.

2) 6803 South Staff - Board learned that Charles & Mary Grooms both died this year.

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 PM.

2) 6739-B Irongate - owner reported roof leak; estimate of \$1,050 was approved by email.

3) 3014 Wetherby - owner reported roof leak; estimate of \$986 was approved by email.

4) 6811-B South Staff - Fascia missing section of drip edge on right side; was repaired at cost of \$120.

D. Roofs: None

E. Decks/Porches: None

F. Grounds/Appearence (Lee):

1) 6714 Irongate - tree fell down behind building - GF Clubhouse sent crew for clean up.

2) 6803 South Staff - shrub / vine growing up middle of that and adjoining unit; needs to be assessed and possibly removed so it is not attached to structure.

3) Need to assess trees for future removal.

11. Old Business:

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

12. New Business:

A. Reminder that the GFTHA does not make interior repairs and same will be addressed on website.

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

C. Update from GFHO President on traffic in Gates Four; they feel speed limit signage on Irongate is adequate; will have security patrol more often and they are not sure speed bumps would help. They also reported that NC DOT is assessing traffic on Lakewood, now that school has started, to determine if a stop light is warranted.

D. The "contact us" button on the GFTHA website is not "tablet" friendly; will ask Angie Brady to see if this can be corrected.

E. The Board accepted Carol Church's resignation from the Board; Jane Roach made motion to elect Kristy Sartain to replace her and was 2nd by Lisa Greeno; all approved.

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

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.

Next meeting will be on October 17, 2016 at 7 pm at 6723-B Irongate Drive.

Respectfully submitted by Margaret Jennings

GFTHA Secretary / Treasurer