



**Doral Homeowners Association Meeting
Wednesday, March 18, 2015, 7:00 p.m.
Westover Elementary School**

AGENDA

- I. **CALL TO ORDER – George Langbein**
In attendance: George Langbein, Frank Deluca, John Jones, Sandy Bernstein, Heather Chinn, Valerie Damiano and Vicki Goss

- II. **REVIEW AND APPROVAL OF JANUARY 2015 MINUTES – Vicki Goss or Valerie Damiano**
Motion made and seconded to approved the November 2014 and January 2015 minutes.

- III. **OLD/NEW BUSINESS - George Langbein**
 - **Traffic Calming Signs: Frank Deluca (and Bill Buttaggi, if present)** – Progress on identifying and selecting “attractive” speed signs, children playing signs, etc. for placement along Hawkesbury Lane; formal vote for approval of funding for the signs
 - **Maintenance of Doral Stormwater Management Facility: George Langbein, Frank Deluca** – Status of cleanup of the area and long-term plan for preventive maintenance by contractor
Motion made, seconded and approved to pay \$125/month to check and maintain storm water pond.
 - **Status of Legal Procedures for HOA Dues Delinquencies: George Langbein** – Update on any cases that have been referred to attorney action
 - **Status of Outstanding 2014 ARC Violations : Sandy Bernstein** – Review and disposition of any uncorrected violations from the June 2014 inspection findings
 - **Initial Planning for 2015 ARC Walk-through: Sandy Bernstein, Heather Chinn, Valerie Damiano** – Proposed date for walk-through and revisions to inspection forms to simplify the recording of ARC deficiencies
Tentative walk-thru for ARC deficiencies targeted for Saturday, May 2nd.
 - **Town Home Issues: Vicki Goss, George Langbein, Frank Deluca** -- Update on issues pertaining to the Town Homes in Doral; discussion of snow removal, mowing, etc. for THs and the proportion of HOA funds needed for TH area upkeep vs. other Doral common areas; possible need to adjust dues for THs
Discussion of snow removal on sidewalk in front of TH rows and fact that several new owners/renters who may not be aware and how the new DORAL website will help to alleviate this situation in the future. Vicki mentioned sidewalk gaps and need to repair before incident and two sections of sidewalk where sinks below grade and needs to be made higher.

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- **Doral Web Site: George Langbein** -- Update on Doral's web site and discussion of proposed hiring of Web.com as the design and maintenance firm to handle the Doral site; ideas for site content; formal approval of funding
Motion made, seconded and approved for \$800 fee to maintain Doral Website
 - **Review of Doral Finances: John Jones** -- Summary of the financial status of HOA
 - **Initial Planning for Annual HOA Meeting: George Langbein** – Discussion of possible agenda topics for May meeting, including any Board elections, Summit participation, introduction and approval of any resolutions, etc.
Discussion about open seats to fill – Valerie Damiano will vacate her seat on the board.
- IV. **OPEN FORUM** (30 Minutes)-HO/TH Resident Comments
- V. **ADJOURNMENT** - Board Motion/Second/Vote
Motion made, seconded and approved to adjourn meeting at 8:10 pm.