



**Doral Homeowners Association Meeting  
Wednesday, September 20, 2017, 7:00 p.m.  
Westover Elementary School**

**MEETING MINUTES**

- I. CALL TO ORDER – **Jean Langbein**
- II. REVIEW AND APPROVAL OF AUGUST 2, SPECIAL MEETING MINUTES – **Bill Buttaggi and Board** – Motion made, Minutes approved
- III. BOARD MEMBER REPORTS
  - Financial Report: **Richard Carr**
    - Financial status report. Overall doing well. Close to budget on Legal fees. 2016 taxes have been filed. Homeowner suggests sending certified letters to delinquent homeowners. Jean to check with Summit if the 3<sup>rd</sup> letter is sent certified.
  - Special Projects Report: **Frank DeLuca**
    - Special Projects status update. No report
  - ARC Report: **El Hadji Fall**
    - ARC status update. Finished ARC reviews. Some disagreement from homeowners on garage and front door paint consistency. Summit will continue to send out notices as needed.
  - Doral Town Home Report: **Vicki Goss**
    - Doral Town Home status update. No report
  - Doral Website: **Bill Buttaggi**
    - Doral Website status update. Working on possibility of new website to save costs. Waiting on and estimate from a local web design company.
    - Discussion on if the coupon books are worth the expense. Board with check with Summit to see how many homeowners actually use them. Board will consider other payment options and inform homeowners.
- I. OLD/NEW BUSINESS
  - Old Business:
    - Status of legal action taken on homeowner for delinquent fees – **Jean Langbein** - Lawyer has sent a letter to homeowner with intent to file a lien
    - Update on any new Board Members – **Jean Langbein** – No candidates as of this date. Board members and attendees encouraged to submit possible candidates.
    - Update on the curb striping in the townhome area – **Jean Langbein** - resolved, company came back and restriped / numbers on Sept 1. Work is guaranteed for one year.
    - Update Dead tree at Doral Entrance – **Jean Langbein, Richard Carr** - Tree has been removed. No further action for a replacement to be taken at this time.
    - ARC – **El Hadji Fall**
      - Status of previous assessment and ARC fines/late fees – El Hadji is working with homeowners to resolve issues
      - Homeowner delinquencies – action required? – Legal action being taken on an account with large amount due.

- Status of homeowner installing stove in garage - **Need permit from county – no update yet.**
  - Status of complaint about homeowner with scaffolding in yard and inoperable cars – **Removed and resolved**
  - Update on new guidelines for height of deer netting poles - **Board needs to come up with options on how to address. Further discussion needed on this topic.**
  - Clarification of ARC guideline regarding paint colors - **El Hadji reviewing and we may need add an addendum to the guidelines to clarify the current guidelines on garage and front doors matching in color. Currently, guidelines state an application must be made to the ARC for changes in any color. Further inquiry to be made regarding pre-existing guidelines on this issue.**
- Website Capabilities / Digital history for ARC requests – **Bill Buttaggi**
- New Business:
    - 2018 Budget Preparation for November Meeting - **Richard working on the 2018 budget to have it ready for Board review and then voting in November. Some funds are being reallocated to address expenses for snow removal and legal. If a decision is made about Rainscapes, funds will need to be budgeted for that as a new item.**

## II. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments
- **Dump truck parking on Hawkesbury – County to be contacted.**
- **Homeowner with large garden – unsightly. They are looking into putting a fence up and will need ARC approval.**
- **Trash cans out too early. – Board may draft a letter and reinforce the guidelines in the ARC.**

## III. ADJOURNMENT

- **Board Motion/Second/Vote – Motion made. Meeting adjourned.**

Board members in attendance: Jean Langbein, Richard Carr, Bill Buttaggi, Frank DeLuca, El Hadji Fall