



Doral Homeowners Association Meeting
Wednesday, November 14, 2018 - 7:00 p.m.
(Rescheduled to a week earlier than scheduled date due to the Thanksgiving holiday)
Westover Elementary School

MINUTES

- I. CALL TO ORDER – **Jean Langbein**
- II. REVIEW AND APPROVAL OF September 26, 2018 MEETING MINUTES – **Bill Buttaggi and Board** - *Motion made and passed / Minutes approved*
- III. BOARD MEMBER REPORTS
 - Financial Report: Richard Carr
 - Financial status report. – *Financials overall look good. New system for invoices working great. Question if electrician got paid for front entrance lights. Jean to check with Gaines Electric.*
 - ARC Report: El Hadji Fall & Craig Jones
 - ARC status update. – *Follow up done in Oct on ARC violations. Another walk-through is needed. El Hadji to follow up.*
 - Status of ARC fines/late fees – *Several homeowners fines/assessments are several hundred dollars and will need monitoring.*
 - RainScapes proposal (to be part of proposed budget) – *No line-item in budget because project will come out of reserves (Capitol funds). Estimate to do the project would be \$4-\$6K. Rainscapes would not start until the Spring. Vote to approve to move forward with creating plans, finding contractors, getting bids and working with Rainscapes. – Approved to move forward.*
 - Front Entrance flowers/shrubs – recommendations from Greenskeeper / Vicki - *Richard talked with Greenskeeper. Options are: 1) keep netting – no cost, 2) Greenskeeper to water – watering will be needed. Greenskeeper to use their judgment but will communicate with Richard on frequency. If necessary, contract can be amended. Motion to do watering – second – Approved.*
 - Doral Town Home Report: Vicki Goss
 - Doral Town Home status update. – *Mice continues to be an issue, with HOC property being a source. HOC has not been responsive. Vicki to contact Health Dept since it can be a health hazard.*
 - *Carpet left at dumpsters. Vicki talked with homeowners but no one claimed it. Bill to check on it and see if it can be put into bin for B&B will take it.*
 - Doral Website: Bill Buttaggi
 - Doral Website status update. – *Website working great and typical updates made (minutes, financials)*
 - Doral Forum – *Doral Community Group created on Nextdoor with the Sherwood Forest Neighborhood. Bill to add members from Doral Community to the group and requests that people spread the word. Bill to write up a message to add to our next mailing.*

IV. OLD/NEW BUSINESS

- Old Business:
 - Status of any legal action – **Jean Langbein** – *Legal action continues with 2 households with trial dates set for November and January.*
 - Update on revising bylaws to include sheds or other community requests – Issue of sheds is in HOA covenants and *105 homeowners (2/3) would need to vote in favor of it to change the covenant. Guidelines would need to be developed to proceed further. Richard to look into further for Board's discussion. Homeowners have the option to add onto the back of the house with Board approval and county building permit that would permit storage of yard equipment.*
 - Reserve Study discussion - *Last study done in 2010. Reserve study determines how much money we should allocate to Reserves / helps determine how much homeowners need to pay monthly. Study would cost \$1500. Auditor is highly suggesting to have study done – it will also limit liability. Motion made to wait right now – second and approved. (4 against 2)*
 - Water pooling/not draining at Townhome – **El Hadji Fall & Craig Jones** – *addressed earlier – might add it to Rainscapes project*
 - Tree maintenance on Pebble Beach Dr - *Might need to wait until spring. Homeowners dealing with insurance for roof issue and continue to use blue tarp. El Hadji to keep an eye on it and work with homeowner.*
- New Business:
 - Review and vote on 2019 Proposed Budget – **Jean Langbein** - *Budget discussed with no questions from homeowners. Monthly assessments will not increase. Motion made to accept. Second. - Budget Approved*
 - Power Washing quote from GreensKeeper for front monuments/ correcting the silt wash on Hawkesbury – *No quote yet*
 - Deer Management in Doral – *Private hunters can hunt if approved by HOA and neighbors within 100 – 200 yards. Hunters to only use Bows. Hunters will need to come out and see if it's safe. Motion made to not to proceed – (5 to 1). Suggestion to have someone from county to come talk to community about it – Board open to learning more on subject.*

V. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments – *Homeowner concern: Leaves on street in circle. Questioning who is supposed to pick them up. Board noted it's the homeowners responsibly. Bill to put a note on Nextdoor and on website for homeowners to be responsible and pick up leaves.*

VI. ADJOURNMENT

- Board Motion/Second/Vote – *Motion to adjourn at approx. 8:20pm*

Board Attendance: – *Jean Langbein, Bill Buttaggi, El Hadji Fall, Richard Carr, Vicki Goss, Frank Deluca.*

Five community members joined the meeting as well.