



Doral Homeowners Association
Annual Meeting
Wednesday, July 15, 2020, 7:00 p.m.
Open Zoom video conference call
(Call access posted to Doral website and Nextdoor)

CCOC states that annual meetings and other meetings are able to be held via Zoom or audio calls but **elections must be held in person**. Elections will not take place during this annual meeting but scheduled for a future meeting.

MINUTES

- I. CALL TO ORDER AND INTRODUCTIONS – **Jean Langbein**
- II. REVIEW AND APPROVAL OF May 15, 2019 Annual Meeting Minutes
– **Bill Buttaggi and Board** – *Motion made, second. Minutes approved.*
- III. TALLY OF PROXIES – **Chambers Management** – *21 proxies / 15 attending meeting*
- IV. BOARD MEMBER REPORTS
 - Financial Report: Richard Carr
 - Financial status report. – *Union Bank is the new Doral checking account used to pay bills. Revere Bank is the money market account for reserves. Received rebate from Westover Elementary School since we didn't meet there in March or May. Recent expenses include Maintenance & Repairs (TH trash enclosures), Tree maintenance, and unanticipated projects (file storage scanning). Chambers operates a little different than Summit, such as some line items are combined like Postage and printing/copies. Overall financial status is in good shape.*
 - ARC Report: El Hadji Fall
 - ARC status update – Need for approvals prior to work commencing – *Some homeowners did work without submitting applications and receiving approvals. El Hadji stressed that homeowners need to put in applications for any work so ARC can know, approve and help if needed.*
 - Annual ARC Walkthrough – *Walkthrough went well. 157 homes, found 105 violations - mold, screens with holes and wood rot. Violation letters went out to homeowners on July 14. Homeowners have 30 days to correct any violations. Follow up inspections will done by Chambers. Many flood lights and security cameras. Board will discuss. Overall ARC guidelines need to be looked at and reviewed for any updates. Homeowner brought up sheds and that our bylaws should be looked at / updated. Would need 60% of community in favor to change current guideline of no sheds.*
 - Rainscapes Project Plan – El Hadji presenting 3 quotes – *No updates at this time. Still collecting proposals.*

- Doral Town Home Report: Vicki Goss
 - Doral Town Home status update – *Trash enclosures look great. Greenskeeper did great job. More trash left in two corrals – Large mattress and other furniture. Chambers states we can't charge any homeowners without proof of who is leaving the bulk items. HOA needs to have it removed. Board could consider a security camera around trash enclosure – solar options available. Motion made to have trash removed. Second and approved. Frank to contact B&B.*
- Doral Website: Bill Buttaggi
 - Doral Website status update. – *Just normal updates made. Website is good.*

V. OLD/NEW BUSINESS

- Old Business:
 - Status of any legal action – **Jean Langbein** – *Two accounts still. 1) \$2400 pursued a garnishment. Waiting to hear from bank. 2) \$2200. Board voted to file a complaint. Might not see action in the courts until towards the end of the year. 4 homeowners have assessments due and board sent letters to avoid legal actions. Only heard back from 1. COVID has really delayed any legal action with the courts.*
 - Tree trimming / additional landscaping by Greenskeeper (trash enclosure and monument cleanup) – **Richard Carr** – *Greenskeeper removed tree near front monument, cleaned trash enclosures and picked up trash behind monuments. Greenskeeper to come back and quote trees overhanging in TH areas. Trees on Hawkesbury need trimming. Greenskeeper to provide a “day” quote to come trim trees and clean out dead branches on Hawkesbury. Update July 17, 2020: Based on email vote, both proposals for tree work have been approved 5 – 1. Proposals included tree work on Brandon Green Ct and Hawkesbury.*
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- New Business:
 - Vote on Addendum regarding Collection of Assessments – *A late fee of \$20 (previously \$15) will be assessed at the close of business on the last business day of the month on assessment balances due. New amounts would be \$250 for late notices and risk of being turned over to the attorney and \$500 for legal action. Once a delinquent has reached \$500 – (previously \$1000), it will be turned over to legal. Motion made, second. Approved.*
 - Drainage issue by Townhouses – need for quotes – *Greenskeeper reviewed and suggested extending the existing drain from the first set of TH to the sidewalk between the first and second set of townhouses. A larger area / problem near the second set of TH's – may need some river rock, or other options to get water to drain into creek. Hope to get bids lower than \$3000. Third set of TH's water does not drain well and causes standing water. Greenskeeper could do some grading to extend the drainage. Richard will obtain bids from Greenskeeper and relay to the Board members for input. Quotes will need to be obtained for the larger drainage issue.*
 - Future Board meetings locations/limitations – *A new location will need to be explored for future meetings. Current COVID virus restrictions prohibit the HOA from meeting at many sites. Audio calls or Zoom account may continue to be used until a meeting place is obtained. Chambers has a Zoom account we can use. Joi Thompson offered her account as well.*

- Current offices/changes – **Bill Buttaggi** – *Bill plans on moving by late summer or the fall. He will continue with board duties until it's time and will help transition positions to new persons (Secretary and website management).*

VI. OPEN FORUM

- HO/TH Resident Comments – *Opened up for comments. Chambers - People were sending assessments to Summit. Board voted to not fine any homeowners for sending payment to Summit. Chambers has contacted Summit and situation is under control. Proxies for tonight's meeting will NOT be valid for next meeting. Will need to go through process of requesting proxies again.*

VII. ADJOURNMENT

- Board Motion/Second/Vote – *Approved. Meeting adjourned at 8:15pm*

Board Attendees: Jean Langbein, Richard Carr, Bill Buttaggi, Frank Deluca, El Hadji Fall and Vicki Goss