



Doral Homeowners Association Meeting
Wednesday, November 20, 2019 - 7:00 p.m.
Westover Elementary School

MINUTES

- I. CALL TO ORDER – **Jean Langbein**
- II. REVIEW AND APPROVAL OF SEPT 18 & OCT 18, 2019 MEETING MINUTES
– **Bill Buttaggi and Board** – *motion made and approved.*
- III. BOARD MEMBER REPORTS
 - Financial Report: **Richard Carr**
 - Financial status report. – *Report is through Oct 31. HOA assessment delinquencies up from last month (\$244 more). ARC Fees also up slightly. Some Maintenance fees for tree removal in circles and storm water cleanup. Overall financial status is in good shape.*
 - ARC Report: **El Hadji Fall & Craig Jones**
 - ARC status update - *Follow through inspections were done. Most homeowners have addressed issues. 14 homeowners left with issues. Most are mold & mildew; rot on windows; a few screens missing.*
 - Rainscapes Project Plan – estimates from engineers – *Received a couple high estimates – more than we want to spend. Another engineer is lined up to submit an estimate. El Hadji will conduct a walkthrough with him..*
 - Doral Town Home Report: **Vicki Goss**
 - Doral Town Home status update. – *Vicki Goss not present. No reported issues with TH's.*
 - Doral Website / Signage: **Bill Buttaggi**
 - Doral Website status update. – *Website operating well, no issues. Will work with new Management Company to add pages or links for HOA assessment payments.*
- IV. OLD/NEW BUSINESS
 - Old Business:
 - Status of any legal action – **Jean Langbein** – *Attorney is still working on two, one of which is several years old.. Three homeowners are behind in paying assessments and have accumulated late fees. Board will try and work with homeowners to resolve.*
 - Tree Maintenance in circles - **Richard Carr** – *Tree maintenance was completed.*
 - Pitbull fence - **El Hadji Fall** – *Met with homeowner a month ago. Fence was approved contingent on homeowner submitting a final fence design for approval. Board has not heard from homeowner.*
 - Results of SMART traffic calming unit - **Bill Buttaggi** – *Calming units were very effective for the week they were in place. Will request again in late spring / early summer.*
 - “Clean up after your dog” signs - **Bill Buttaggi** – *Signs are available for anyone to borrow and put out in a place where needed. Bill to add a note on the Doral website.*
 - New Business:
 - Introduce Chambers - new management company - **Jean Langbein** – *Established business since the 1980's. Office is in close proximity to Doral. Chambers will be sending welcome*

letters to homeowners and will request homeowner info (emails, phone numbers, etc) and provide info on paying dues. New years payments will be due starting Jan 1. \$12 discount for full payment will still be available. Chambers did not make the meeting before meeting adjourned.

- Vote on 2020 Budget proposal - **Richard Carr** – *Proposed budget was mailed to all homeowners. Goal is always to keep assessments reasonable. Snow removal was increased. Storm water maintenance was added. New management company quote aides in keeping assessments down. Motion made / 2020 budget approved.*

V. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments - *MoCo free deck inspections during summer time. Bill to look into more info to post on the website and to give homeowners next year.*

VI. ADJOURNMENT

- Board Motion/Second/Vote – *Adjournment at 8:00*

Board Attendance:

Jean Langbein, Richard Carr, Bill Buttaggi, El Hadji Fall