



## Doral Homeowners Association Meeting

Wednesday, March 17, 2021 - 7:00 p.m.

Open Zoom video conference call due to Coronavirus and school closures

*(Call access posted to Doral website and Nextdoor)*

## MINUTES

### I. CALL TO ORDER – **Jean Langbein**

### II. REVIEW AND APPROVAL OF JANUARY 21, 2021 MEETING MINUTES

– **Bill Buttaggi and Board** – *Motion made, second. January Minutes approved.*

### III. BOARD MEMBER REPORTS

- Financial Report: **Richard Carr**

- Financial status report – *Bank accounts are healthy. Doing well on pulling in funds for the year – have collected more than half the budget for the year. Normal invoices have come in and are approved electronically. Spent about \$6200 on snow removal which may affect the budget in the Fall. One large bill from 2019 Audit - \$2300. Outstanding Website / Domain invoices pending (\$128).*

- ARC Report: **El Hadji Fall**

- ARC status update – *Several approved applications. 1) Deck approved by county and will be building this spring. 2) Walkway from garage to back of house. Homeowner did not submit an application prior to install. Application was submitted afterward. Chambers to send a letter restating the covenants and that if it happens again, homeowner will be fined or project could be removed. Board will decide what fines are imposed when a project is done without an application.*
- ARC Guidelines Committee – *Updated guidelines sent to board for review. Comments to be returned to Jean by April 1 with the goal to have them reviewed by the attorney and finalized for the May meeting to vote on at that time.*

- Doral Town Home Report: **Vicki Goss**

- Doral Town Home status update – *Question: Now that weather is getting warmer, can landscapers seed the area where the new swale is? Board to check with Greenskeeper on any plans.*

- Doral Website / Signage: **Bill Buttaggi**

- Doral Website status update – *Invoices for website hosting and domain submitted. Scott at Blenderhouse Creative will take over Domain renewal for next year and submit one invoice for both. \$ 99.95 (hosting) + \$93 (domain fee plus Scott's handling fee) = \$192 annually.*

### IV. OLD/NEW BUSINESS

- Old Business:

- Status of any legal action – **Jean Langbein** – *Two open accounts: 1) \$2274 – courts delayed on taking action due to COVID. Attorneys will try to encourage the courts to rule. 2) \$1577 – lien has been filed. Attorney inquiring if board wants to proceed with a lawsuit. Board agrees to delay further action until courts open up but fines will continue and attempts to contact homeowner to continue.*

- Erosion control projects by Town Homes – **Richard Carr and El Hadji Fall** – *Jean and El Hadji scheduled to talk with Greenskeeper next Wednesday. Greenskeeper to bring an erosion specialist. Board to discuss seeding new TH’s during meeting as well.*
  - Rollout of **Chambers Management** new systems – **Jean Langbein** – *Many functions for the board members are available. New system seems to be working well and is beneficial. All homeowners are encouraged to log onto the website and establish an account.*
  - Final Audit – **Richard Carr** – *Taxes were done last year, audit was from 2019. No issues found. We’ve now paid for 2020 and 2021. Chambers accounting will be audited for 2020.*
  - Financials - *on website should be behind a “fire-wall” for only the community to see. Board to consider taking financials down from Doral website and having them only in Chamber’s Cinc system.*
- New Business:
    - Richard Carr leaving the board – **Jean Langbein** – *Board appreciates all of Richard’s work and dedication to Doral. He will be missed. Since elections are unable to take place at the current time, appointing someone to complete Richard’s term in 2022 was discussed. Board and homeowners are encouraged to recruit someone to consider being treasurer during this time. Anyone interested should contact Jean. In the interim, Jean will be overseeing the financials.*
    - Time for a Reserve Study? – **Jean Langbein** – *Last year, the board decided to put study off since not much had changed. Last study was completed in 2010. Consideration may need to be made for including the circles with tree replacement/upkeep. Biggest impact of study is that it will help us plan for the future and budget accordingly and it will help to determine if assessments should go up or down. In 2018 quote to do a full study was \$1500. Water and erosion issues around Doral will continue. We have 126K in reserves. Motion made to get Reserves study done. Second and Approved.*
    - *May 19 is next scheduled meeting / Normally this is the Annual meeting with voting. Assuming it will still be on Zoom due to COVID, there will be no elections but the Annual meeting will still be held and homeowners notified. Elections will occur once in-person meetings are able to be held.*

V. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments – *N/A*

VI. ADJOURNMENT

- Board Motion/Second/Vote – *Motion made, Second, approved. Meeting adjourned at 8:34pm*

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