



**Doral Homeowners Association  
Annual Meeting  
Wednesday, May 15, 2019, 7:00 p.m.  
Westover Elementary School**

**MEETING MINUTES**

- I. CALL TO ORDER AND INTRODUCTIONS – **Jean Langbein**
- II. REVIEW AND APPROVAL OF May 16, 2018 Annual Meeting Minutes  
– **Bill Buttaggi and Board** - *Motion made and passed / Minutes approved.*
- III. ELECTION OF BOARD MEMBERS – **Jean Langbein**
  - Tally of on-site and proxy votes for election of two (2) Board member candidates – **Jean Langbein, Richard Carr** and **Write-In candidates** to three-year terms. – *8 proxy's mailed in / 8 from attendance. 16 votes total. Motion made for reelection – passed.*
- IV. BOARD MEMBER REPORTS
  - Financial Report: **Richard Carr**
    - Financial status report. – *Report compares this year to last years Financial Report. ARC fines are almost double – shows ARC is being more aggressive. Snow removal fees were higher earlier in the year and will be over budget this winter. Overall Financial status looks good and on budget.*
  - ARC Report: **El Hadji Fall & Craig Jones**
    - ARC status update. – *A couple roof replacements and a fence were requested and approved..*
    - Rainscapes Project Plan – El Hadji presented 3 quotes – *One quote for a single project was \$17,000. Two quotes for 2 projects combined would cost approx. \$40,000. It may be possible to recover 20k per project through Rainscapes program. El Hadji to send project documents / info to board for review. Board will review and discuss at next meeting.*
    - Annual ARC Walkthrough – *Will take place in the later part of June. Postcards will be sent to homeowners prior.*
  - Doral Town Home Report: **Vicki Goss**
    - Doral Town Home status update – *What appeared to be trash outside of townhome was not but is unsightly and needs to be removed. Board contacted homeowner and it was agreed the bags, etc would be removed which did not occur. Homeowner to be fined.*
  - Doral Website: **Bill Buttaggi**
    - Doral Website status update. – *All good with website – typical updates. Added a SSL Cert for security – one time fee of \$99.*

V. OLD/NEW BUSINESS

- Old Business:
  - Status of any legal action – **Jean Langbein** – *two cases. 1) is being resolved and payment plan set up. 2). Set to go to court. Judgment has been entered but attorney has not received yet.*
  - Update on second Power Washing quote from GreensKeeper for front monuments/ correcting the silt wash on Hawkesbury - **Richard Carr** - *\$1900 to powerwash both monuments – includes front of monuments and backs of taller sections. Greenskeeper will need to bring in water and use chemicals to remove black dirt. – The last time this was done was around 10-12 years ago. – Motion made/second. – Approved to move forward. Cost to be covered under maintenance and repair.*
  - Doral traffic calming signs – *New signs were printed and put up a couple weeks ago. Can swap out “Community meeting” sign for another traffic calming sign and place within the community upon request. Bill to look into different county provided signs to add to the community – additional speed limit sign, children at play*
- New Business:
  - Notice of issue with storm pond cleanup – plans to address – *Landscaping contractor and 2 board members will review with the county. Landscaper will provide quote. Board will also look at the areas along Hawkesbury and near the monuments for improvements.*
  - *County is looking for stream restoration projects. If we have areas of interest, they would restore, but property would then become theirs. El Hadji to look into and provide additional information.*

VI. OPEN FORUM

- HO/TH Resident Comments – *1) Homeowner suggests that board informs community about roof age of homes in the community and possible full or partial roof replacement coverage by their insurance company. Board suggests Homeowner write up a summary and submit to the board for review.*  
*2) Homeowner discussed rainwater / stream erosion behind home. Found out county can help – wants to notify the community – asking board to inform community.*
- *3) Homeowner believes board needs to determine how long a homeowner has to repair issues such as roof damage. Board to review ARC documents and talk to lawyer about course of action.*

VII. ADJOURNMENT

Board Motion/Second/Vote – *Motion made and passed to adjourn at 8:17*

Board Attendance:

*Jean Langbein, Richard Carr, Bill Buttaggi, Frank Deluca, El Hadji Fall*