



Doral Homeowners Association Meeting

Wednesday, May 19, 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 MARCH 17, 2021 MEETING MINUTES
– **Bill Buttaggi and Board** – *Motion made, second. March Minutes approved.*
- III. BOARD MEMBER REPORTS
 - Financial Report: **Joi Thompson**
 - Financial status report – *Joi Thompson stepping in as Treasurer until the end of Richard Carr's term. Overall financially stable and on track of budget. A few general and admin fees, legal, paid general insurance.*
 - ARC Report: **El Hadji Fall**
 - ARC status update – *One application submission which El Hadji is looking into. Walkthrough planning has started and will be done by Chambers. Motion made, seconded, and approved to pay Chambers to do the walkthrough.*
 - ARC Guidelines Committee – *n/a*
 - Doral Town Home Report: **Vicki Goss**
 - Doral Town Home status update – *No updates. Curb painting is faded and may need repainting soon.*
 - Doral Website / Signage: **Bill Buttaggi**
 - Doral Website status update – *As mentioned previously Andrea Loh Copenhafer will handle website updates and Scott Thorton is hosting the site and domain name. Vicki Goss to store and take over handling of community traffic calming ("Slow Down") signage.*
- IV. OLD/NEW BUSINESS
 - Old Business:
 - Status of any legal action – **Jean Langbein** – *most recent update - courts are starting to open up more. 1) Lawyers have not heard from homeowners with highest outstanding amount. 2). \$2300 owed. In March, the Board voted not to pursue due to courts being delayed. Lawyers recommend processing a lawsuit. **Motion made to pursue with lawsuit, but to ask questions of attorneys about other processes available.** 3) Account past due \$700, received late notices from Chambers. Jean sent a letter (return receipt) stating we want to avoid legal fees and requested homeowner to meet and discuss the situation and payment arrangements.*
 - Erosion control projects by Town Homes – **Jean Langbein and El Hadji Fall** – *Greenskeeper scheduling and should start work end of next week. Two large trees to be removed first and then the drainage project will be scheduled for after that.*

- New Business:
 - Vote / Approval of updated ARC Guidelines – **Jean Langbein** – *Board discussed on May 18th to finalized some changes. Jean suggested to print and deliver guidelines to each homeowner along with a letter explaining changes. **Motion made, Second, and approved.** Should be delivered before walkthrough.*
 - Board Positions – **Jean Langbein** – *Joi taking over financial responsibilities. Secretary (officer) position needs to be filled. **Vicki Goss will take over Secretary** office.*
 - ARC Walkthrough – **El Hadji Fall and Jean Langbein** – *Chambers will charge \$450 for initial walkthroughs and then board can do follow ups. Bushes overgrown near first TH trash corral – around their A/C units. Gene to contact HOC as TH is a rental. **Motion made to have Chambers do initial walkthrough and ARC to do follow-ups, - Second, Approved.***
 - Reserve Study Walk / Raised sidewalks at the Townhomes – **Jean Langbein** – *Jean walked property with Property Diagnostics and they pointed out two safety issues. Sidewalk at TH's is a trip hazard. 2nd safety hazard sidewalk near third set of townhomes. Report should be finalized within the next few weeks. Board decided to wait for the report to determine action.*
 - Proposal for additional drainage improvements behind 3rd set of TH's – **Jean Langbein** – *\$825 for greenskeeper to do it. **Motion made, Second, approved.***

V. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments – *Homeowner no question / comments. Glad to be notified of meeting via Nextdoor.*
- *Board hopeful July meeting will be in person. July meeting would be Wednesday 23rd. and may be able to hold elections if meeting place is available for homeowners to attend in person. Board elections may be delayed until September meeting.*

VI. ADJOURNMENT

- Motion/Second/Vote – *Motion made, Second, approved. Meeting adjourned at 8:40pm*

Board Attendees: Jean Langbein, Bill Buttaggi, Vicki Goss, Frank Deluca, El Hadji Fall, Joi Thompson