



Doral Homeowners Association Meeting
Tuesday, July 9, 2019 - 7:00 p.m.
(Rescheduled a week earlier than scheduled date)
Jean Langbein's Home

MINUTES

- I. CALL TO ORDER – **Jean Langbein**
- II. REVIEW AND APPROVAL OF March 20, 2019 MEETING MINUTES – **Bill Buttaggi and Board** - *Motion made and passed / Minutes approved.*
- III. BOARD MEMBER REPORTS
- Financial Report: **Richard Carr**
 - Financial status report. – *Overall Financials are good for the year. Legal fees slighting UP because we're seeing money returned from settlements.*
 - ARC Report: **El Hadji Fall & Craig Jones**
 - ARC status / Annual ARC Walkthrough update. – *Did walk though recently. 61 violations – mostly small things like mold/mildew. No Garage door mis-matches this year! One home with extensive mold. Homeowner with Roof issue (tarp on roof) provided a letter from contractor stating repairs will start July 17. ARC will monitor.*
 - *Two homes with siding not matching - to be written up as a violation. On one home (Hawkesbury), will recommend to homeowner to switch with siding from back of home or under deck so visible area matches.*
 - Rainscapes Project Plan – *No updates at this point. Only have 2 proposals, will need a third. Will need an engineer to come up with a plan to present to Rainscapes for approval upfront. El Hadji to get 3 estimates from engineers.*
 - Doral Town Home Report: **Vicki Goss**
 - Doral Town Home status update. – *TH all good – Tree hanging over grass. Richard contacted Greenskeeper and obtained a proposal (under New Business).*
 - Doral Website: **Bill Buttaggi**
 - Doral Website status update. – *All good, no updates.*
- IV. OLD/NEW BUSINESS
- Old Business:
 - Status of any legal action – **Jean Langbein** – *Legal issue 1: Making payments. Legal Issue 2: Summit needs to clarify - New issue - Fines due and Summit forwarded for legal action. Homeowner was contacted and will discuss with Board regarding restitution. Motion made: If homeowner makes payment, attorneys will not be involved; if not, debt will be sent to attorneys. – Board approved motion.*
 - Power Washing for front monuments / Watering of plants - **Richard Carr** – *Power washing job complete – did a great job. Watering plants – nature has provided and deer netting has helped. Plants are looking good.*
 - Correcting the silt wash on Hawkesbury - **Richard Carr** – *Part of proposal (under New Business).*

- County provided signs / traffic calming - **Bill Buttaggi** – *Bill to look into getting county provided, temporary flashing speed sign*
 - County Stream Restoration / Info - **El Hadji Fall** – *No updates*
 - How long a homeowner has to repairs issues – **Jean Langbein** – *ARC will serve as a monitor and issues will be dealt with on a case by case basis.*
- New Business:
 - Proposals from Greenskeeper to present for work around the neighborhood including the storm pond - **Richard Carr** – **Proposal 1:** *Cut / remove fallen tree in TH area (\$300). – Motion made - Approved.*
 - **Proposal 2:** *tree pruning and brush removal near entry monuments and along Hawkesbury near townhomes – \$1200. Optional improvement. Motion made – Board approved to move forward.*
 - **Proposal 3:** *Storm pond clean up. County inspects every 3 years. Doral was cited. Richard to get 2 more bids due to proposed cost. Richard will notify the county and tell them it’s in the works. This issue will need to be resolved quickly and may require vote by email.*
 - **Proposal 4:** *Fix erosion problem on Hawkesbury (between Pebble Beach and Townhomes) – Plant pachysandra and possibly add Chalet stones. Estimate seemed high - Board decided to wait and the results of proposal 2 and the normal fall aeration / seeding.*
Pepco cut trees along Randolph – *left larger branches – needs to be cleaned up. Jean to look into.*
 - Puppy gate – *still up, Greenskeeper cutting around it. El Hadji will contact homeowner about when it will come down. Doesn’t appear to being used.*
 - Pitbull Fence: *Homeowner asked about gate to divide her home and neighbors with Pitbull. Board to look at fence again and review. Attorney to be contacted regarding Board liability.*
 - Homeowner with door color issue – *Door has now been painted, but he is getting past due notifications / fines. Annual dues for the year have been prepaid. Board needs to talk to Summit – find the total amount of fines and then fine for time before door was painted.*
 - Contract updates. - *Jean to explore bids for a new management company. Board voted to continue with current contracts for insurance, legal, trash removal, audit, and landscaping*
- V. OPEN FORUM (30 Minutes)
- HO/Town Home Resident Comments - *n/a*
- VI. ADJOURNMENT
- Board Motion/Second/Vote – *Motion made and passed to adjourn at 9:05*

Board Attendance:

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