



**Doral Homeowners Association  
Annual Meeting  
Wednesday, May 17, 2017, 7:00 p.m.  
Westover Elementary School**

**MINUTES**

I. CALL TO ORDER AND INTRODUCTIONS – **Jean Langbein**

*RAINSCAPES PRESENTATION – Donna Evans*

***\$2500 per homeowner rebate.***

*Rainscapes.org to apply for a project.*

*Options include: Raingarden, Conservation landscape – use native plants, permeable pavers, rain barrels, tree canopy (with tree Montgomery), Dry well, etc...*

*HOA rebates are higher than individual homeowners. Up to 10k*

*El Hadji Fall added info and urged people to apply*

*Call to order and general info from Jean*

II. REVIEW AND APPROVAL OF May 18, 2016 Annual Meeting Minutes – **Vicki Goss and Board** – *Motion made – and second. Minutes approved.*

III. ELECTION OF BOARD MEMBERS – **Jean Langbein**

- Tally of on-site and proxy votes for election of two (2) Board member candidates – **Vicki Goss** and **Write-In** – to three-year terms. El Hadji Fall expressed interest in being on the Board and was a Write-In candidate – *Thanks to Heather Chin for her work on the ARC. El Hadji Fall introduced himself – he’s a new homeowner on Brandon Green.*  
*18 votes for Vicki – 19 votes El Hadji – two new board members voted in*

IV. BOARD MEMBER REPORTS

- Financial Report: **Richard Carr**
  - Financial status report. – *Assessment and ARC fine/late fees are accumulating for several homeowners; Board will address at the next meeting.*  
*Maintenance monies were up due to tree maintenance and TH line striping*
  - *Delinquencies total \$3964 – address at next meeting.*
- Contracts Report: **Frank DeLuca**
  - Contract status updates. – *Frank not present*
  - ARC Report: **Sandy Bernstein/Heather Chinn** –  
*Board/ARC will look into revising guidelines*  
Review of homeowner responses to notices of violations; status of fines.
- Doral Town Home Report: **Vicki Goss**
  - Doral Town Home status update. – *Parking lot striping looks good.*  
*large branch hanging down – needs to be taken care of.*

*People who have more than 2 cars are parking in visitors' spots – this issue needs to be addressed in the annual letter.*

- Doral Website: **Bill Buttaggi**
  - Doral website status update. – *recent typical updates to homepage and financial sections. Renewed yearly subscription with web.com – will look into less expensive options for next year.*

V. OLD/NEW BUSINESS

- Old Business:
  - Status or resolution on Fine from Maryland for Workers Comp Insurance Issue: **Jean Langbein** – *As of April 20, fine was rescinded and issue is resolved.*
  - Review of Town Home parking space painting special project – *job completed*
  - Status of State Farm Insurance Letter of December 21, 2016 regarding G&C Towing Class Action Lawsuit: **Jean Langbein** – *Lawyer believes G&C will settle; if not, case will go to trial in 2018.*
  - Brandon Green Circle Tree Center Tree Replacement: **Jean Langbein & Board**
    - Results of bids to remove diseased tree and replace with new tree.
    - Vote on plan of action and vendor. - *2 of 5 homeowners wanted a Magnolia. 1 for the plum, 1 for the Crepe myrtle and 1 for a Norway Spruce. Greenskeeper had the winning bid with \$825 Magnolia. Board approved - Details to be worked out later (when to plant).*
- New Business:
  - Replacement of ARC Chairperson:
    - Introduce Bernadette DeBerry-Fear as a new non-board member of the ARC.
    - Discuss Sandy Bernstein's involvement with the ARC. – *Sandy to assist new chair with transition*
  - Montgomery County Trail in Northwest Branch Park – *will not be on HOA property. Shouldn't be heavily used, but homeowners might see people using the trail.*
  - Strom Drain/Wetlands Common Property – *Will monitor to see if anything needs to be done.*
  - Comments and Input by HOA and Summit Management: **Summit Management Representative** – *no input / no concerns*

VI. OPEN FORUM (30 Minutes)

- HO/TH Resident Comments – *Homeowner asking about putting trash out very early. Will put a note in the next mailing about guidelines*

VII. ADJOURNMENT

- Board Motion/Second/Vote – *Adjourned at 9:00pm*