

**Caroline Oaks Homeowners Association**  
**General Meeting**  
**9 November 2021, 8:00 p.m.**  
**Minutes**

Welcoming and opening remarks were given by President, Vernon S.

Vernon introduced the following Board members in attendance: Dharm T., Dan D., Len G., Pam C.

A quorum was achieved with the attendance of eight homeowners as well as twelve proxies held by The Board (Note: There are 106 units in Caroline Oaks).

Approval of 2020 General (Annual) Meeting Minutes: Motion made and seconded to accept the minutes of the 2020 General Meeting. Motion passed.

Nominating Committee proposed two new Board members: Rich G. and Walt S. They were voted on and elected. Existing Board members Len G and Dharm T. were elected to new terms.

Election of Officers—By acclamation, all existing Board members were approved for continued service. Terms of office will be established at the January Board meeting.

Financial Reports —

President's Comments:

--Community BBQ and Halloween events were a big success.

--Board is going to develop an EV policy via a subcommittee. Membership is invited to join. Walt S. is lead. We'll publish dates/place when they meet. We will also seek legal review.

Committee Reports:

Treasurer's Report

--Budget Review for 2022:

No Dues Increase in 2022: A Reserve Study was completed in July. Based on that analysis our contribution to the Reserve fund can safely be reduced to \$24K/year. The Reserve fund stands at \$145K at the end of October. A letter will be sent to every homeowner by early December 2020 reiterating the usual guidance for submitting quarterly dues payments.

Trash payments increased \$369/month between March 2020 and Sept 2021 primarily because of increased County tipping fees which are passed along by American Disposal.

Architectural Control:

Pam C. reported that this year's walk through of the community found home exteriors to be in good shape. People are adhering to architectural control guidelines. A few corrective letters will be sent.

Grounds: Len G

--We will get two leaf collections: one usually before Thanksgiving and the other usually before Christmas

--We conduct the usual Spring walk through and look at mitigating the acorn problem on Peter Roy

Court.

Q&A

Path along Old Keene Mill Rd was conveyed to the County a few years ago. County subsequently repaved it within months of taking ownership.

During the Spring walk through we will look at putting steppingstones at the end of the OKM fence line back into the common areas.

Motion was made and seconded to adjourn the meeting at 9:15 p.m.