

**Caroline Oaks Homeowners
Association
Annual Meeting Minutes
9 November 2022, 8:00 p.m.**

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

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

A quorum was achieved with the attendance of 1 homeowner as well as 10 proxies held by The Board (Note: There are 106 units in Caroline Oaks).

Approval of 2022 General (Annual) Meeting Minutes: Motion made and seconded to accept the minutes of the 2022 General Meeting. Motion passed.

Nominating Committee: Newly elected Board member: Morgan Arehart

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 —Cardinal Management in attendance. Len G provided an update on the community's finances indicating we are in good shape with replacement reserves of \$172K.

President's Comments:

--No Dues Increase in 2023: Based on budget analysis and the recently completed Reserve Study there will be no increase in dues in the forthcoming year (2023). A letter will be sent to every homeowner by early December 2022 reiterating the usual guidance for submitting quarterly dues payments.

--During this year we implemented two new policy resolutions:

-- EV and Solar

-- minor street repairs.

--Trash problems seem to be resolved with implementation of a consent decree between the County and American Disposal Services.

Committee Reports:

Architectural Control: Pam C.

--Home inspections will resume in 2023

Grounds: Len G

- Several diseased or declining trees were removed at considerable expense.
- Debate will continue into the new year concerning retention or removal of three large trees clustered at one corner of the Peter Roy Ct quadrangle with a final decision in early May.
- Wooded Glen HOA removed three declining trees at our mutual border.
- This past May a thunderstorm toppled a massive tree damaging three of our townhomes. The tree was removed at Board expense.

Motion was made and seconded to adjourn the meeting at 8:30 p.m.