

Caroline Oaks Homeowners Association
General Meeting
Pohick Library
09 November 2023, 8:00 PM

Welcome to All Owners

Call to Order

Proof of Notice and Verification of Quorum:

- Quorum was obtained with >11 in attendance + proxies

Minutes of the 2022 General Board meeting were approved

Report of the Nominating Committee:

- No volunteers for membership
- Dan Daly has agreed to serve another 3-year term
- Board will have 7 members in the new year which is one more than the required minimum

Officer Reports:

- President's Report (by Vern):
 - Have been a HOA Board member for 25 years and ready to move on
 - Thanks all for attending the meeting, and it was a pleasure serving all for so many years
- Treasurer's Report (by Len)
 - Reviewed 2024 budget, including projected income and expenses for the year
 - Primary driver for expense is the landscape contact, followed by trash removal contract
 - Discussed reserve fund and alignment with the latest reserve fund study
 - No dues increase for 2024, and have not had a dues increase in 4 years
 - Question on whether we know the effectiveness of the rodent control service; although the company does not provide a report, it was discussed that lack of recent rodent problems indicate the service has been effective

Committee Reports

- Architectural Control Board (report by Pam & Len):
 - Noticed that residents appear to be taking better care of their properties
 - Getting ready for community walkthrough in the next few weeks
 - Question regarding enforcement of violations; it was discussed that fines can be assessed but often involves lawyers which can create an expense for the Board
 - Usually an annual walkthrough is performed to assess the exterior of properties (most typical finding is rotten wood); owner is notified of a violation and fines can ultimately be assessed if the violation is not addressed
 - No recollection of fines previously be assessed for an architectural violation

- Grounds Committee (report by Len):
 - Did a grounds walkthrough earlier in the year; this year invited broad attendance from residents
 - Activities this year included tree pruning, several tree removals, tree plantings, and turf renovation
 - Noted that oaks in the community are declining
 - Question about dead, falling tree in the field at the south end of the property; noted that this tree will be assessed in the next walkthrough with arborist

Discussed recent policies that were approved (EV charging, solar, and short term leasing)

Discussion of election process & Announcement of election results

Homeowner Question and Answer period

- Question about illegal parking in the fire lane in Peter Roy Court
 - Discussed that cars violating the parking policy can be towed (only Len or Vern can authorize Dominion Towing to remove a vehicle)
 - Discussed that some of these parking instances may be temporary (car washing, contractor access, etc.), and may not warrant towing
- Question on how the food trucks did; unfortunately the business was not high enough to continue the food trucks next year
- Question about whether chain removal with neighboring community has created any concerns
 - No significant concerns, noted that speed bumps may be helping

Adjourn