

**Caroline Oaks Homeowners Association
Board of Directors' Meeting
Pohick Library
29 January 2026, 7:00 PM**

Call to Order

Quorum achieved for Board meeting with the participation of Board Members: Len G., Dharm T., Walter S., Rich G., Dan D., Morgan A., Matthew L., Michael B.

Approval of Minutes

- Minutes of the 12 November 2025 Board meeting were approved

Finances

- Cardinal Management (invited to participate remotely, but did not join)
 - Discussed financial and delinquency reports (there are no serious arrears)
 - Dan requested financial statement dated 31 December 2025, Len to make request
- Edward Jones Account (reserve fund) is at \$191,964 as of 20 January 2026
 - Money Market still just over 3% interest rate

Old Business

- Pot hole repair
 - Dominion denied responsibility after 10+ hours on the phone
 - Verizon Fios plans to make on-site inspection
 - Board discussed repairing the hole ourselves with a self-repair kit; Walt to follow-up in the Spring; estimated expense is approximately \$125
- Pest control
 - Discussion on whether to renew pest control service, unsure how often pest bait is actually being replaced

New Business

- Received notice that cost for trash service will be increasing
- Fairfax County is evaluating the creation of a Unified Sanitary District, a move that could affect Fairfax County homeowner associations' ability to contract with their own waste and recycling providers
 - To gather feedback, Fairfax County is hosting an HOA Leadership Forum on Tuesday, February 3rd, from 6:00–8:00 PM (virtual via Microsoft Teams); Dharm to attend
 - Fairfax County has stated it is specifically seeking HOA input, and comments shared during the forum become part of the official record
- Resident has expressed concerns with trip hazards in neighborhood
 - Len and Walt to coordinate with vendor for full neighborhood walkthrough in the Spring

- 2026 dues assessment issue
 - Cardinal has not yet issued coupon books, but has recently stated that they're being sent
 - Cardinal has not yet increased assessments online for all residents; Len has made request
- Terms expiring on 31 December 26
 - Dan Daly - has volunteered to remain on Board
- New term and renewal (3 years through 2028)
 - Matthew
 - Morgan
- Elect Board positions
 - President - Len unanimously elected
 - Vice President - Dharm unanimously elected
 - Secretary - Rich unanimously elected
 - Treasurer - Dan unanimously elected
- New Board members
 - Presently we have eight; six is the minimum
 - Board is comfortable with current quantity of Board members
- Elections for Committees
 - Architectural Control - Morgan, Matthew and Dharm elected; also discussed that future architecture control requests/approvals should be saved on restricted area of Board website (accessible by Board members only); Walt to investigate website update
 - Nominating (chair plus 2 members) - will be redressed next year
- Other committees
 - Grounds - Len and Walt
 - EV and Solar - Rich
- Discussed snow removal service for recent snow/ice storm
- Homes on the market
 - Two homes recently sold, and another is on the market
- Next Board meeting will occur in late April 2026