

**Caroline Oaks Homeowners Association
Board of Directors' Meeting
Pohick Library
06 May 2025, 7:00 PM**

Call to Order

Quorum achieved with the participation of Board Members: Len G., Dharm T., Walt S., Rich G., Michael B., Dan D., Pam C.

Minutes of the 21 January 2025 Board meeting were approved

Finances

- Cardinal Management:
 - Kelly Y. is new representative from Cardinal Management, she will be invited to next Board meeting to help with 2026 budget planning
 - Dharm T. asked if Cardinal Management and/or the tax auditor has any recommendations on how to reduce taxes
 - Financial and Delinquency Reports received from Cardinal Management; no issues noted
 - Trash fees, grounds maintenance, and snow removal costs were higher than expected
- Edward Jones Account (reserve fund) at \$173K as of April 2025; one CD will mature in July

Old Business

- Corporate Transparency Act
 - The future (pending) version of the CTA legislation will no longer pertain to HOAs, so there is unlikely to be any further action (or legal expenses) for Caroline Oaks
 - Link: <https://home.treasury.gov/news/press-releases/sb0038>
- Mailbox cluster replacements (funded from reserve fund):
 - Walt S. ordered and has been installing the replacement mailbox clusters
 - 3 more to replace, out of 8 total that have already been purchased
 - 4 remaining old clusters to purchase/replace at a later date

New Business

- Discussed that water drainage work is happening at adjoining community
- Discussed that adjoining community has repaired fence that was previously damaged by firefighters near townhouse that was on fire
- Spring walkthrough was conducted
 - Recommending some new trees to plant near front entrance
 - Planning for routine tree trimming
- One member has expressed interest in the Board
- Next Board meeting will occur in late August 2025