Caroline Oaks Homeowners Association
General Meeting
Pohick Library
05 November 2026, 8:00 PM

Welcome to All Owners
- Len introduced Board members, and explained proxy process

Call to Order

Proof of Notice and Verification of Quorum:
- Quorum was obtained with those in attendance, plus virtual attendees and proxies

Minutes of the 2025 General Board meeting were approved

Report of the Nominating Committee:
- No new volunteers to join Board this year
- Dan D.'s term ends in December 2026, and he has volunteered to serve another term on Board

Officer Reports:
- President's Report (by Len):
  - Dues to be raised by $10 per quarter next year to keep pace with increasing expenses.
  - 2026 has been a good year: finances in good condition, to include Reserve Fund.
  - Reserve project for 2027 includes replacement of 3 remaining old mailboxes.
  - Streets in good condition; no near-term road projects planned.
  - Several tress removed/trimmed in 2026.
- Treasurer's Report (by Dan):
  - Variance in 2026 budget was negative~$1800, driven primarily by snow removal but largely offset in other areas to minimize impact.
  - Trash removal costs will be increasing in 2027.
  - Discussed costs for pest extermination, and need for rat bait traps. Mentioned that bait is getting eaten, so likely working, however also mentioned that they are an eyesore. One resident requested to have the bait trap near her property removed/relocated.
  - Discussed whether leaf removal should be increased from 2x per year to 3x per year. Mentioned that leaf removal is part of existing landscaping contract, but Board to follow-up on planned dates for 2026 leaf removals and cost estimate to increase removals.

Committee Reports
- Grounds Committee (report by Walt):
  - Grinding of sidewalks and tree removals/trimmings completed in 2026.
  - Several old mailboxes previously replaced, but 3 remain (planned for 2027).
  - Fence replacement (along walking path) is overdue, plan to replace in 3-5 years.

- Architectural Control Board (report by Morgan):
  - Most of neighborhood walkthrough completed in Summer.
  - Some notices will be sent out shortly for HOA policy deficiencies.
  - Discussion on recommendations for handyman to replace trim boards. Suggestion to check NextDoor, or to send message to community WhatsApp group.
- EV & Solar Committee (report by Rich):
  - Discussed that community has both EV Charging and Solar policies.
  - 2 existing residences with solar, several with EV chargers (garage or driveways only), but no new solar or external EV chargers installed in 2026.

Discussion of Election Process & Announcement of election results

- Unanimous approval for Dan D. to remain on Board for another term.

Homeowner Question and Answer period

- No additional questions/topics

Adjourn