

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

Call to Order

Quorum achieved with the participation of Board Members: Len G., Walt S., Rich G., Dan D.

- James H. of Cardinal Management unable to join, but provided financials in advance

Minutes of the 07 November 2024 Board meeting were approved

Finances

- Cardinal Management:
 - Financial and Delinquency Reports received earlier today, no issues
- Edward Jones Account (reserve fund) at \$184K as of 31 December 2024
- Reimbursement of Board member outlays (Walt S.) in process
- The process of transferring funds from reserve fund to operating fund has not been working well due to multiple steps in the process
 - Previous commitments are actively being resolved, and process streamlining will be explored to prevent future occurrences

Old Business

- Corporate Transparency Act
 - A Federal appeals court upheld an injunction against the CTA (www.fincen.gov/boi)
 - Uncertain how CTA will end up in the courts, but HOA will continue to coordinate with Rees Broome to ensure compliance

New Business

- Board member terms expiring on 31 December 2025:
 - Pam C., Morgan A.
- Board member term renewals (3 years):
 - Rich G., Walt S., Dharm T., Len G.
- Elections held for Board positions:
 - President: Len G.
 - Vice President: Dharm T.
 - Secretary: Rich G.
 - Treasurer: Dan D.
- Elections held for Committees:
 - Architectural Control: Pam C.
 - Nominating (chair plus 2 members): Morgan A., Dan D., Michael B.

- Elections held for other Committees:
 - Grounds: Walt S.
 - EV and Solar: Rich G.
- Committee updates:
 - Grounds: Shenandoah landscaping offers pre-treatment, but it is expensive; will only be approved in specific circumstances (such as forecasted snow on top of existing icy roads)
 - EV and Solar: Rich G. planning a write-up (possibly video link) for the next HOA newsletter to provide a solar overview (pros, cons, things to ask, pitfalls to avoid, etc.), to address some questions posed by community residents
- Mailbox cluster improvements: Walt S. Purchased 4 new clusters, will purchase remaining clusters in a few years; USPS will do the installations, Board members will coordinate installation scheduling and distribute keys to residents
- Two homes on the market
- Topics for next newsletter:
 - Pet waste
 - Poly piping
 - Mailbox clusters
 - Solar
- Next Board meeting will occur in late April 2025