

Caroline Oaks Homeowners Association
Board of Directors' Meeting
12 August 2021, 7 PM

Call to Order. Meeting conducted at the Pohick Library.

Quorum achieved with the participation of Board Members, Vern S., Dharm T., Pamila C., Rich B, Dan Daly, and Scott Ward.

Minutes of the 12 April 2021 Board meeting were approved.

Finances

- Reserve Account at Edward Jones is \$156K as of 31 July.
- Cardinal Management representative(s) not in attendance. Latest financial statements not provided.

Old Business

- Hosting and maintenance of the Caroline Oaks website.
- Dog signs were purchased and installed by lampposts.
- Reserve Study was conducted in July with a report issued a couple of weeks later.
- Audit: Goldkang Group its final report for calendar years 2020 and 2019.
- Grounds Committee (Rich B.) reported on Shenandoah Landscaping Service activities. He indicated that there will be a joint walk through of the grounds in early May to identify those trees needing to be removed or heavily pruned along with possible new plantings. Also discussed was the snow removal and sanding this past winter and the associated expenditures.
- The Architectural Control Committee: Pam discussed home resale inspections recently conducted
- RV parking: Scott Ward will develop a draft policy statement for ultimate review and comment by our legal advisors.

New Business

- Based on recently completed Reserve Study, the Board voted to keep dues unchanged in calendar year 2022.
- Caroline Oaks website: Upgrade and hosting remain an open issue. Vern and Dharm will further discuss.
- Electric Vehicle charging: Our legal advisor indicates present Virginia Law does not obligated HOAs to install charge stations nor obligate Associations to absorb the expense for the electricity of the charging, but they have to permit owners to install their own charging station under reasonable restrictions and requirements related to location, number, size, and manner of installation, so long as the owner wants to install the charge station within their own property or dedicated space. Policies of absolute prohibition are now outlawed, unless expressly stated as such in the recorded declaration. That part of the law is easy. It means that if the owner has a garage, the association should have a policy that permits the owner to install a charge station within his/her garage. The Board

voted to ban charging stations but that runs contrary to existing and evolving Virginia law. A Board policy statement is required, and its development should occur after the Annual Meeting where the membership have a chance to voice their opinion.

- Board adjourned at 8:15 pm.