

**Caroline Oaks Homeowners Association**  
**Board of Directors' Meeting**  
**9 November 2021, 7 PM**

Call to Order

Quorum achieved with the participation of Board Members, Vern S., Dharm T., Pamila C., Dan D., and Len G.

Minutes of the 12 Aug 21 Board meeting were approved.

Finances

- Status and initial 2021 budget outlook (Cardinal Management was not present or represented)
- Delinquent Accounts Status: we're in very good shape.
- Edward Jones Account (Reserve Fund)
  - Presently stands at \$145K, 3-month CDs, maturing late Dec

Old Business

- Porting over the website to a new platform. Dharm will investigate rehosting website and porting of community documents. Vern will provide Dharm with present userid and password.
- RV parking. Recent departed owner took this vehicle with him alleviating the immediate problem. Board awaits Scott's proposed regulation/policy.
- PestNow continues their monthly visits. Board has not recently received any complaints.

New Business

- Air B&B: discussion concerning appropriateness of allowing. Can we prohibit? Len will recheck County website and otherwise look for best practices. Walt will try and get existing policy from another HOA.
- Caroline Oaks website: upgrade and hosting.
- Electric Vehicle: we will need a policy regarding allowing for safe means and methods for recharging EVs. Three areas to be addressed: those with garages, those with reserved spots, and visitors' slots. Walt volunteered to chair a committee to develop a policy. Policy once developed should be floated to the membership for review and comment. He has the guidance provided by our counsel, Juan Cardenas. Walt will check to see if Pohick Library will be installing charging stations.
- Len G. taking Grounds Committee now that existing chair Rich B. is leaving the community.
- Cardinal Management performance is not as responsive as in the past. Reports aren't being generated on a monthly basis as required. Vern has problems acquiring disclosure packet information. May have to research management companies and have them make presentation to the Board. Dan D. will contact a friend who is in this business.