

Caroline Oaks Homeowners Association
Board of Directors' Meeting
25 August 2022, 7 PM

Call to Order

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

Minutes of the 26 April 22 Board meeting were approved.

Finances

- Financial reports generated by Cardinal Management show us in good position
- Edward Jones Account (Reserve Fund)
 - Presently stands at \$164K as of 29 Jul 22

Old Business

- New Solar Installation and EV Charging policy statements now in effect.
- Newly ratified Short Term Leasing amendment to the governing documents has now been posted to county land records in accordance with the Property Owners Association Act.
- Repair of front wall (~\$1,400 per Walt's contractor). Walt will engage the contractor for repairs in spring 2023.

New Business

- Budget discussion led to a decision not to increase dues in 2023.
- Recent events involving renters led to extended discussion concerning Sublets and Multiple Occupancy limitations. While our HOA can (and has) banned STLs, issues with sublets and multiple occupancy are outside the Board's purview and referral should be made to the Fairfax County Department of Code Compliance.
- Our STL amendment (which bans such entities such as Air BnB) also requires an owner who rents his/her home for periods longer than those associated with STLs to complete/submit a form with relevant information so that the Board, among other things, will know who is renting and that those renters have been made aware of our bylaws. Walt S. prepared such a form for the Board's review and comment.
- Entry wall repair: motion made and passed to repair the wall. Walt will contact the contractor with work to start in the spring.
- Tree removal: Shenandoah Landscaping will remove several declining trees in the next month or two. Work orders totally \$12K were signed. Additionally, Wooded Glen's arborist will remove three dead trees immediately located on their side of our mutual border.
- Walt indicated that our revamped website hosted by GoDaddy is getting traffic. Vern stated that he will cancel agreement with previous service provider. Len suggested

addition of a password protected Board members only section of the website where sensitive and nonpublic information can be posted.

- Street and sidewalk repairs will occur in 2023. In February, our paving consultant will assist with for request for proposal preparation, distribution, and contractor selection.
- Walt is researching other management companies for services and costs.
- Nominating committee has extended Board membership to the Arehart household. One person to serve.
- Next Board meeting will be held in the second week of November followed by the Annual Meeting (subject to library availability).