

Caroline Oaks Homeowners Association
Board of Directors' Meeting
6 February 2023, 7 PM

Call to Order

Quorum achieved with the participation of Board Members, Vern S., Len G., Pam C., Rich G., Walt S., Morgan A., Dharm T.
Tamara Padgett, Cardinal Management, in attendance via Zoom.

Minutes of the 9 November 22 Board meeting were approved.

Finances

- Financial reports generated by Cardinal Management show us in good shape.
- Edward Jones Account (Reserve Fund) stands at \$175K as of 27 Jan 23.
- Cardinal Management is moving to a new workflow program/portal called 'CINC'. Access at this time is limited to Board members who are encouraged to sign up.
- The Treasurer, Len G., will approve outlays via the new Cardinal Invoices website.
- For dues status report, contact Marissa Kay, Cardinal Management, with Tamara as a backup.
- Audit activities with Goldkang Group CPAs will funnel through Tamara to us.
- Discussion concerning American Disposal new collection schedule stemming from a consent decree entered with the County. Current rate of \$18.06/month/home.

Old Business

- Power washing and Repair of front wall will occur soon. Walt has engaged a contractor. The cost is \$1,500.
- Anticipated 2023 outlay for street maintenance is about \$36K: In February, our paving consultant (ETC) will assist with request for proposal preparation, distribution, and contractor selection. ETC: \$3,000 for spec development and RFP process/handling. Another \$3K for ETC for the AIA document and on-site inspections. \$30K for resealing, restriping and some concrete repairs using Reserve funds.

New Business

- Administrative Positions for 2023:
 - Architectural Committee: Pam as chair, Morgan
 - Grounds Committee: Len as chair, Dan, Walt
 - Secretary: Rich G.
 - Nominating Committee: Pam, Dharm, Len
 - Treasurer: Len

- President: Vern; V.P.: Dharm
- Terms expiring this year: Vern and Dan
- We'll gauge residents' interest in welcoming food truck visits to the community.
- The Board voted to continue the services of Pest Now.
- The Short Term Leasing amendment gives us leeway to seek information concerning longer term renters. We have 13 rentals and only two completed forms.
- A 'Kids at Play' sign was placed on Peter Roy Ct by parties unknown. The Board decided to move the sign to the end of William Kirk Lane where it meets the neighboring community.
- Len and Walt will assess mailbox clusters for possible replacement.
- Next Board Meeting will be in late April.