Caroline Oaks Homeowners Association
Board of Directors' Meeting
Pohick Library
05 November 2026, 7:00 PM

Call to Order

Quorum achieved for Board meeting with the participation of Board Members: Len G., Dharm T., Walter S., Rich G., Dan D., and Morgan A. (virtual)

Approval of Minutes
- Minutes of the 19 August 2026 Board meeting were approved

Finances
- Discussed financial and delinquency reports (there are no serious arrears)
- Edward Jones Account (reserve fund) is at $191,398 as of 04 November 2026
  - Issued new CD that matures in July 2027
  - ~$20K transferred from reserve fund to operational account to cover recent tree removals

Old Business
- Sidewalk trip hazard removal
- Recent tree removals
- Google Drive HOA folder (still in-work)
- Overgrown individual lawns
- Parking issues; storage in visitor spaces
- Discussed sending a community newsletter for reminder on HOA parking resolution and enforcement, lawn/pet topics, and to inquire for potential new Board members

New Business
- Fairfax County Division of Solid Waster has recently implemented an 8.9% disposal fee, resulting in a 4.4% monthly increase to trash removal costs starting in December 2026
- Discussed possible 2027 Reserve Study projects
  - Remaining 3 mailbox replacements
- Discussed homes on the market and recently sold
  - Len to send email to Board with list of renters that have submitted the required rental form, so Board members can cross-check with known renters for compliance check
- Next Board meeting will occur in January