

ARLINGTON RIDGE TERRACE CONDOMINIUM (ARTC)
UNIT OWNERS ASSOCIATION
Minutes of the meeting of the Board of Directors
February 19, 2020

1. A meeting of the Board of Directors (BOD) was held on the above date at Unit 3068. Jennifer Lednicky called the meeting to order at 7:10 p.m. The Executive session began at 7:58 p.m. The following officers were present.

Samantha Cole
Jennifer Lednicky
Karen Sarkis

Also participating was Tim Kirchner, Property Manager, Northern Virginia Management (NVM) and resident Devon Ruic (3016).

2. Treasurer's Report:

- Financial Report: According to a recertification reserve study that was completed, the community is well positioned for future expenses.
- The board approved opening a CD at Freedom Bank for 2% interest for \$50,000.
- The 2019 Audit letter to start the audit on our taxes was signed by J. Lendicky on 1/15/2020.
- Past Due Notices:
~~2024~~ getting ready to go to legal, due being delinquent on their HOA payments. After 3 late payments it will go to legal automatically.

3. Managers Report

We had no snow removal cost this year saving \$9,500 -

4. Old Business:

Painting Bids: Proposals are out and we are waiting for the building - inspection before we secure a painting contract.

We reviewed outgoing correspondence (Letters Sent/ Received):

- VDOT assessment for lights
- Parking signs changes next meeting
- Removal of the rocks, on the corner of Glebe and Lang Street on the north side of Lang Street, need to be requested through VDOT- we will do this sooner than the VDOT study. -
- Forwarding of letters to board members by S. Cole
- We will do the VDOT study after the apartment buildings are complete

- Look at intersection marking lanes at the corner of Glebe and Mt. Vernon—It looks like there are 3 lanes rather than 2.

New Business:

- HTML address : adding this to the next management packet.
 - Power Washing: We are looking into power washing the front of the building after May.
5. Board reviewed meeting changes: Next meeting will be March 4th instead of the third week in March.
 6. J. Lednicky made a motion to adjourn. S. Cole and K. Sarkis seconded, and the meeting was adjourned at 8:12 p.m.