

ARLINGTON RIDGE TERRACE CONDOMINIUM (ARTC)  
UNIT OWNERS ASSOCIATION  
Minutes of the meeting of the Board of Directors  
**January 20, 2021**

1. A meeting of the Board of Directors (BOD) was held by teleconference on the above date. Jennifer Lednicky called the meeting to order at 7:08 p.m. The following officers were present.

Samantha Cole  
Jennifer Lednicky  
Karen Sarkis  
Veronica Chavez

Also participating was Tim Kirchner, Property Manager, Northern Virginia Management (NVM).

2. Approval of Agenda:  
Agenda was approved on 1/20/2021 as amended by J. Lednicky, K. Sarkis seconded the motion.
3. Approval of Minutes:  
A motion to approve the 12-16-2020 minutes as amended was made by J. Lednicky and was seconded by K. Sarkis.
4. Treasurer's Report:
  - a) Financial Report:
    - Answered questions by Treasurer
    - Nothing out of order
    - Reviewed financials
    - K. Sarkis motioned to approve Treasures report J. Lednicky 2<sup>nd</sup> the motion
    - We were over budget by \$15,000 due to maintenance
5. Delinquency:
  - BOD discussed delinquencies
6. Managers' Report: Page 3
  - Mouse problem in a unit was discussed
7. Old Business:

- Tim will send a note to the unit leaving cigarette butts
- We reviewed the mail delivery problem
- Discussed repeated offenses from one unit and is considering calling the unit owner to a hearing.
- Tim will send a note to the unit leaving cigarette butts
- People Door repairs in the garage

8. New Business:

- Discussed income budget
- Reviewed December financials as well as 2020 financials
- Light out by the dog park- owned by dominion power we usually fix it.
- Discussed making more space for kids to play
- Ring doorbells are allowed but need to be focused on individual units.
- Discussed the use of ring cameras and rules of use.
- Spring inspection date May 19<sup>th</sup> and putting it out to the community to point out issues
- Garage floor hole in the floor.

9. Next Meeting-

- Date: February,17
- Time : 7 PM

10. Adjournment:

J. Lednicky made a motion to adjourn K. Sarkis seconded, and the meeting adjourned at 8:31 P.M