

ARLINGTON RIDGE TERRACE CONDOMINIUM (ARTC)
UNIT OWNERS' ASSOCIATION

Minutes of the meeting of the Board of Directors

April 20,2022

Members forum

A unit owner came to the meeting for approved a tankless hot water heater- was approved unanimously by the board

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 7:04 p.m. The following officers were present.

Samantha Cole
Jennifer Lednicky
Karen Sarkis
Cathy Anderson
Veronica Chavez

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

2. Approval of Agenda:

Agenda was approved in 4/20/22 amended by J. Lednicky, K. Sarkis seconded the motion.

3. Approval of Minutes:

A motion to approve the minutes for 3/16/22 minutes as amended, C. Anderson seconded the motion.

4. Treasurer's Report:

- Nothing was out of order
- Reviewed invoice
- Questions were asked

5. Delinquency:

- One unit has been referred to legal and has been paid in full

6. Managers' Report:

- We towed 2 cars that violated the parking policy

7. Old Business:

- Cars are still parking illegally in front of personal garages.
- Wall update: we are trying to get a new proposal.
- Unit owners that don't submit their door color will have 15 days to respond, or doors will be painted the same color.
- Spring inspection will be done independently.
- Audit report was reviewed– no problems to report.
- We are due for a refund from the IRS and the NVM has requested this refund from the IRS but has not gotten a refund response.
- We are still working on getting a financial planner to manage BOD money.

8. New Business:

- Gutters are schedule to be cleaned 4 times a year
- Met with the company that does the mailbox service, when a package is put into the mailbox, they will email the recipient and take a picture of them when they pick up the package. There would be 21 lockers they would be opposite the current mailbox. Storage system of the snail mail in the lockers will require Email address to use it. We will look into what will be the ongoing cost for this mailbox system, there are some monthly fees, storage fees for packages not picked up.
- We can look at another lower tech locker system.
- Considering putting Camera's in by the mailboxes it may be too expensive to implement.
- A Tree was removed by the atrium area in courtyard.
- A motion was made to sign the audit representation letter and was approved unanimously.
- The Arlington ridge Mt Vernon side gate hinge is broken. NVM will get that fixed.
- Community trash pick-up was a success with 60lb of trash collected.
- Survey was taken to redo the local bridges for community interest for the area to design the bridge- some of our ART residents participated in this survey.

Letters/sent and received

- Letter was sent regarding homeless people sleeping in our court yard.
- Someone called the police on the homeless person and they left.
- We need to continue to call the police when homeless people are seen on our property.

9. Next meeting

- Date: 5/18/22
- Time: 7 PM

10. Adjournment:

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

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