

ARLINGTON RIDGE TERRACE CONDOMINIUM (ARTC)
UNIT OWNERS' ASSOCIATION
Minutes of the Meeting of the Board of Directors

June 15, 2022

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 7:03 p.m. The following officers were present:

Cathy Anderson
Veronica Chavez
Jennifer Lednicky
Karen Sarkis

Samantha Cole was absent and excused. Also participating were Tim Kirchner, Property Manager, Northern Virginia Management (NVM) and unit owners Nicholle Gousie and Devin Ruic (#3016), Sam Tyner (#3054), and Isa Anderson (#3062).

2. Members Forum:

- Illegal Parking: I. Anderson raised the issue of residents parking outside her garage, making it difficult for her to exit and enter her garage. The BOD discussed ways to prevent residents from parking vehicles outside of designated parking spots.
- Pet Waste: S. Tyner raised the issue of dog waste disposal, and the BOD entertained possible solutions (e.g., designated pet-waste trash cans).
- Water Meters:
- Garage Access: S. Tyner suggested providing residents with keys to the pedestrian doors in the garage, and the BOD discussed the feasibility of the proposal as well as alternatives (e.g., keyless entry/code boxes).

3. Approval of Agenda:

- The meeting agenda was presented and approved. J. Lednicky motioned to approve the agenda and K. Sarkis seconded. The motion passed unanimously.

4. Approval of Minutes:

- The approval of the Minutes of the May 2022 was deferred until the July 2022 BOD meeting.

5. Treasurer's Report:

- K. Sarkis discussed the May 2022 Financial Report, noting that all registers and invoices were reviewed with nothing out of order or of note.
- The BOD discussed with the Property Manager the individual unit owner accounts and activity related to the management of those accounts.

6. Managers' Report:

- Past Due Notices: Mr. Kirchner reported that past due notices were sent out the week of May 28, 2022.
- Condo Docs Requests: Mr. Kirchner noted there were no requests for condo documents since the last BOD meeting.

7. Old Business:

- Front Door Painting: Mr. Kirchner updated BOD members on the progress of painting of the unit doors. He noted that doors being painted "Firecracker Red" would require a third coat. J. Lednicky asked that NVM send an email to unit owners updating them on the status of the door painting. The BOD also discussed painting the trim around unit doors, and Mr. Kirchner said he would look into it.
- Retaining Wall Proposal: Mr. Kirchner reported that he had solicited bids for a wood retaining wall and would report back once they had been received.
- Garage Door: Mr. Kirchner updated the BOD on the status of repairs to the garage door after being hit by a unit owner's vehicle.
- Tree Disposal: Mr. Kirchner reported Arlington County had reached out to NVM to confirm that the downed tree along Four Mile Run at S. Lang Street was scheduled to be picked up by the County.
- Power Outages: J. Lednicky reported that the socket on site used to open the garage door during power outages no longer fit the new garage doors. She requested NVM provide a new tool as well as written instructions on how to manually open the garage doors.

8. New Business:

- Letters Sent/Received: The BOD reviewed correspondence received since the last meeting.
- Trash Cans: The BOD requested the trash cans be cleaned and also inquired about cleaning and sweeping near the mailboxes. Mr. Kirchner said he would reach out to the landscapers.
- Landscaping: The BOD requested that NVM request landscaping quotes. I. Anderson inquired about ARTC's landscaping contract and the BOD discussed reaching out to different landscapers for quotes. I. Anderson offered to reach out to a neighboring HOA to inquire about their landscaping, and J. Lednicky said she would reach out to the Lang Street Community Garden.

9. Next Meeting:

- The next BOD meeting will be held on July 20, 2022

10. Adjournment:

- A motion to adjourn was made by K. Sarkis and seconded by C. Anderson. The motion was approved, and the meeting was adjourned at 8:32 p.m.