

ARLINGTON RIDGE TERRACE CONDOMINIUM (ARTC)  
UNIT OWNERS' ASSOCIATION  
Minutes of the meeting of the Board of Directors  
**February 15, 2023**

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 7:05 p.m. The following officers were present:

- Jennifer Lednicky, President
- Cathy Anderson – Vice President
- Karen Sarkis – Secretary/Treasurer
- Veronica Chavez – Non-voting Member

Devin Ruic, non-voting member was absent and excused.

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

2. Approval of Agenda:

The meeting agenda was presented and approved. Motion to approve was made by Karen Sarkis and seconded by Cathy Anderson.

3. Treasurer's Report:

Karen Sarkis has looked over both the January 2023 and February 2023 reports and everything looked in order.

4. Old Business:

- Retaining wall is almost completed and looks great. We discussed if we should have a matching stain added to the new wood in order for it to match. No decision was made.
- Garage Leak was discussed with Jennifer Lednicky present and Mr. Kirchner said that it should be a 2-year project. Also discussed was repairing the area where the major leak is located. Mr. Kirchner will get a quote on repairing this area.
- Tenant issue. It was determined that a violation hearing will not be necessary as the lease will not be up for renewal.

5. New Business:

- Sprinkler Heads in Units. ARTC attorney looked over Bylaws and determined that they are the unit owner's responsibility.
- Spring Inspection. It was determined that the BOD will each independently walk the community and submit by the May 15, 2023 meeting.
- Irrigation Company. Our current contract will not be renewed and Mr. Kirchner has looked into another company with similar rates. Jennifer Lednicky approved and Cathy Anderson seconded the motion.
- 2023 Reserve Study. Mr. Kirchner to respond that no changes need to be made.

6. Adjournment:

Meeting was adjourned at 8:21pm by Jennifer Lednicky

Next meeting will be on 3/8/20/23