

**ARLINGTON RIDGE TERRACE CONDOMINIUM (ARTC)
UNIT OWNERS' ASSOCIATION**

Minutes of the Meeting of the Board of Directors

July 17, 2019

1. A meeting of the Board of Directors (BOD) was held on the above date at Unit 3046, following notice of the location. Justin Aiken called the meeting to order at 7:01 p.m. The Members Forum was held, with the following officers present:

Justin Aiken – President
Karen Sarkis – Secretary

Engin Nural, Vice President and Treasurer, and Jennifer Lednicky, Assistant Treasurer, were absent and excused. Also participating were Jimmy Rogers, (Unit 3040), and Tim Kirchner, Property Manager, Northern Virginia Management (NVM).

2. The meeting agenda was presented and approved. Motion to approve was made by K. Sarkis and was seconded by J. Aiken.
3. The Minutes of the May 15 and June 19 BOD minutes were deferred to the August 2019 meeting.
4. Treasurer's Report:
 - (a) Financial Report: The BOD deferred discussion of the June and July 2019 Financial Reports to the August 2019 meeting.
5. Manager's Report was presented by Mr. Kirchner.
 - (a) Past Due Notices: Mr. Kirchner noted that past due notices were sent out the week of June 23, 2019.
 - (b) Recent Rain and Flooding: Mr. Kirchner reported that he reached out to Arlington County regarding the flooding of S. Lang Street following recent heavy storms. Arlington County responded to Mr. Kirchner's request and sent personnel to check storm drains along S. Lang and ensured they remained clear.
6. Old Business:
 - (a) Pending Proposals: As a follow-up to the Spring 2019 inspection, Mr. Kirchner reported he had solicited proposals for painting, brickwork repair, and power-washing around the property
7. New Business
 - (a) Letters Sent/Received: The BOD reviewed correspondence received since the June 2019 meeting.
 - (b) Parking Concerns: The BOD discussed concerns raised by ARTC community residents related to the upcoming opening of the preschool facility at the neighboring property located at 2920 South Glebe Road. Jimmy Rogers (Unit 3040) reported on his outreach to Arlington County regarding the traffic pattern at the S. Lang St. and S. Glebe Rd. intersection, and the BOD agreed to continue to monitor the situation following the opening of the facility.

- (c) Move In/Out Concerns: The BOD discussed several instance of the garage entrances being blocked by moving trucks. The BOD agreed to review and update ARTC's move-in/move-out policy as a result.
 - (d) Mr. Kirchner previewed the 2020 draft budget for the BOD.
8. The next BOD Meeting will be held on August 21, 2019.
 9. A motion to adjourn was made by K. Sarkis and seconded by J. Aiken. The motion was approved, and the meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Karen M. Sarkis

Note: *If you would like to receive the monthly meeting minutes via email once they have been approved, please send an email to NVM at nvm@northernvirginiamanagement.com with your email address and request to be added to the Arlington Ridge Terrace Unit Owners email distribution list.*

FOR INFO OF THE BOD ONLY.

Appended to, but not a formal part of Minutes

Active Open Items