

ARLINGTON RIDGE TERRACE CONDOMINIUM (ARTC)
UNIT OWNERS ASSOCIATION
Minutes of the meeting of the Board of Directors
June 17th, 2020

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 7:10 p.m. The following officers were present.

Samantha Cole
Jennifer Lednicky
Karen Sarkis

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

2. Approval of Agenda:

Agenda was approved as amended on June 17th. J. Lednicky K. Sarkis seconded the motion.

3. Approval of Minutes:

A motion to approve the June 17th minutes as amended was made by J. Lednicky and was seconded by K. Sarkis.

4. Treasurer's Report:

a) Financial Report:

Treasurer discussed June 2020 finances
Nothing out of order was noted.
Answered questions brought by the Treasurer
Motion was made by J. Lednicky to approve the
treasurer's report S. Cole second that motion.
Board voted to rollover a CD coming due rate is 7%

5. Delinquency:
Was discussed.

6. Managers' Report:
Spring inspection on May 3 will mostly involve landscaping improvements.
Garage inspection and leak test was completed, a leak was found in the garages.
Working on a proposal to fix leak.
There will be an inspection for the roof and gutters in the spring.

7. Old Business:
We reviewed outgoing correspondence:
We will do the VDOT study after the apartment buildings are complete (tabled for later)
Look at intersection marking lanes at the corner of S. Glebe and Mt. Vernon—It looks like there are 3 lanes rather than 2. (tabled for after building is complete)
Retaining wall Proposals- we have gotten 2 proposals on replacing it. Looking into proposals for Timbers and stone for retaining wall

8. New Business:
Board went into executive session at 7:55 P.M.
8:00 P.M. BOD came out of executive session to vote.
Proposal for LED lights in the garage.
Discussed the audit report. BOD has 60 days to sign off on it.
Towing- The BOD has to approve all possible towing due to violations.
Garage leaks need to be resealed; BOD approved the repairs, K. Sarkis motioned to approve repairs and J. Lednicky second that motion.
BOD asked NVM to get a proposal for power washing the units on Glebe and all the vinyl siding throughout the community.
BOD approved getting a price from the landscapers for repairs on unit planters.
Gas grill policy and changes should be sent out to the community.
Sprinkler system- a few of the sprinkler heads are broken parts have been ordered.
People door is broken looks like a crow bar was used on it

9. Next Meeting- The next meeting will be August 19th via teleconference.
S. Cole made a motion to adjourn. J. Lednicky and K. Sarkis seconded, and the meeting adjourned at 8:14 p.m.