

ARLINGTON RIDGE TERRACE CONDOMINIUM (ARTC)
UNIT OWNERS ASSOCIATION

Minutes of the meeting of the Board of Directors

September 16th, 2020

1. A hearing was held at 7pm with regarding the instillation of widows without grids was discussed at 7:40 P.M the board went into executive session for the purpose of consulting with legal counsel. A motion to move the hearing to order was made by K. Sarkis and seconded by S. Cole.
2. Board reconvened in session at 8:23 P.M to vote.
A motion was made by J. Lednicky and seconded by K. Sarkis to approve the wording of the document going to the unit regarding the installation of the windows.
3. The meeting of the Board of Directors (BOD) was reconvened at 7:40 P.M and was held by teleconference on the above date. The following officers were present.

Samantha Cole
Jennifer Lednicky
Karen Sarkis

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

4. Approval of Agenda:
Agenda was approved on September 16 as amended by J. Lednicky, K. Sarkis seconded the motion.
5. Approval of Minutes:
A motion to approve the minutes on September 16th as amended was made by J. Lednicky and was seconded by K. Sarkis.
6. Treasurer's Report:
 - a) Financial Report:
 - Asked questions
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7. Delinquency:
8. Managers' Report:
 - Nothing to note
9. Old Business:

10. New Business:

- Hearing update:
- Letters/sent and received
- Taxes were reviewed, signed and sent in federal and state.
- Discussed draft budget -Motion was made by J. Lednicky and seconded by K. Sarkis to approve the budget for next year with no increase for 2021
- BOD went into executive time:
 - to vote on New Policy Resolution was approved with due process procedures for violations, K.Sarkis motioned to approve S. Cole and J. Lednicky second the motion. (resolution is effective sept 1st)
 - To vote on power washing proposals- K. Sarkis motioned to approved J. Lednicky seconded the motion.
- BOD came out of executive session to discuss:
 - Proposals on retaining wall- We looked at proposals for timbers asked NVM to look at replacing with stone - VM Drainage and erosion solutions- Motion to approve proposal was made by J. Lednicky and seconded by K. Sarkis . Work could start in December.
 - Postponing annual meeting until October 21st. Virtually- web link will be provided for residents.
 - BOD asked if NVM would send something to the VDOT about Glebe road having 2 lanes and most people make it 3 lanes to when turning onto Mt. Vernon.
 - BOD asked the NVM inquire about putting brick or something to make the sidewalk look better.

11. Next Meeting-

- Date: September 16th, 2020
- Time : 7 PM

12. Adjournment:

- K. Sarkis made a motion to adjourn and S. Cole seconded, and the meeting adjourned at 9:29 P.M