

ARLINGTON RIDGE TERRACE CONDOMINIUM (ARTC)

UNIT OWNERS ASSOCIATION

Minutes of the meeting of the Board of Directors

July 21, 2021

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

Kathy Anderson
Samantha Cole
Jennifer Lednicky
Karen Sarkis
Veronica Chavez

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

2. Approval of Agenda:

- Agenda was approved in 7/21/21 was approved by J. Lednicky, C. Anderson seconded the motion. The motion passed unanimously.

3. Approval of Minutes:

- A motion to approve the 7/21/21 minutes as amended was made by J. Lednicky and was seconded by K. Sarkis. The motion passed unanimously.

4. Treasurer's Report:

- K. Sarkis discussed the June 2021 Financial Report, noting that all registers and invoices were reviewed with nothing out of order or of note.
- Discussed CD coming up for renewal. One in August and one in October.
- The BOD discussed with the Property Manager the individual unit owner accounts and activity related to the management of those accounts.
- Mr. Kirchner agreed to provide the BOD with information on ARTC establishing a brokerage account to manage the Association's finances.

5. Managers' Report:

Nothing to note (see new business)

6. Old Business:

- Retaining wall update: Next month (August) work should start on the retaining wall.
- The BOD will get the plan for the project.
- Inspections will be done by the NVM during the construction of the new retaining wall.
- Arlington county was contacted about trimming trees on the side walk on Glebe road. The county said they would take a look at this to see if it is needed.

7. New Business:

- Taxes: taxes have been filed will get money back this year.
- Paining proposals: One proposal is in, we will get two more proposals
- A motion was made to approve replacing the garage personnel doors: this was approved unanimously to be completed after the retaining wall is done.
- Discussed water bugs around the trash
- Motion to approve the painting BCFG on proposal- it was unanimously approved.
- We will get more bids for painting the doors and other stuff on the proposal.
- Colors for doors were discussed: Bear paint -Powdered brick, cream puff, sand brown, basket tree ul140-9, calvary, infinite blue
- K. Sarkis will work on getting more paint swatches.
- Letters/sent and received: No letter sent or received to report.

8. Next Meeting-

- Date: August 18th
- Time : 7 PM

9. Adjournment:

- A motion to adjourn was made by J. Lednicky and seconded by K. Sarkis. The motion was approved, and the meeting was adjourned at 9:07 p.m.