

ARLINGTON RIDGE TERRACE CONDOMINIUM (ARTC)

UNIT OWNERS ASSOCIATION

Minutes of the meeting of the Board of Directors

8-18-2021

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 8/18/21 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:

- Deferred the notes to the next meeting
- We reviewed delinquencies.

5. Managers' Report:

- Nothing to note (see new business)
- CD are up and paperwork needs to be signed to renew them.
- Investment firm will give us investment package/portfolio.

6. Old Business:

- Retaining wall update: Next month (August) work should start on the retaining wall.
- BOD is meeting with the contractor on 8-24-21 at 1:00 P.M
- 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.
- Paint colors revisited 4 colors 2 same colors
- Discussed sending out survey with door colors on it with a deadline

7. New Business:

- Discussed Hornets' nest removal
- One unit in the center of the garage (by the mail boxes) is still having leaks through the garage door the pan would divert to the outside of the garage. Owner of the unit would be reimbursed for the purchase of the pan.
- From the mail boxes down towards Mt. Vernon is now leaking into the garage through a joint. (Small leak that we need to watch) We may need to replace the liner on the terrace).
- Budget:
 - Reviewed the budget for the coming year, budget will increase due to insurance increases.
 - Discussed raising condo dues
 - The amount of reserve we need to have has also gone up
- We did repairs, painting, and power washing has been started on the complex.
- Letters/sent and received: No letter sent or received to report.

8. Next Meeting-

- Date: September 15th
- 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 8:50 p.m.