

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

**Minutes of the Meeting of the Board of Directors
Wednesday, 20 November 2024**

1. A virtual meeting of the Board of Directors (BOD) was held on the above date, following notice of the time and dial-in information. J. Lednicky called the meeting to order at 7:08 p.m. The Members Forum was held, with the following officers present:

Isa Anderson
Veronica Chavez
Jennifer Lednicky
Karen Sarkis
Samantha Tyner

Also present were Tim Kirchner and Jamie Brow from Northern Virginia Management (NVM) and residents Alex Mischke (3084), Alex Rowan (3046), and Mike Atkins (3032).

2. The Board held a hearing from 7:09 p.m. to 7:27 p.m.
3. After the hearing, Jennifer Lednicky motioned to approve the agenda, Karen Sarkis seconded, and the motion passed unanimously.
4. The Board deferred the review and approval of the September 2024 meeting minutes to the December 2024 meeting.
5. Members' Forum: During the Members' Forum, Mike Atkins (3032) and Alex Rowan (3046) raised concerns about recent package thefts throughout the community. Mr. Kirchner noted that the problem of package thefts was a recurring one that is particularly acute in November and December because of the impending holiday season. He said he had spoken to the Arlington County Policy Department and said the only full-proof solution is to stop having packages delivered to residents. Attendees agreed that was not a viable solution, and Samantha Tyner noted that the Board needs to implement some solutions, acknowledging that no solution would be 100 percent effective. Attendees discussed various options (package lockers, additional gates, locked gates, individual package lockers for each owner, etc.).
 - a. After the Members Forum Karen Sarkis motioned to approve the purchase and installation of a gate at the top of the steps leading from S. Glebe Rd. to the Association's mailboxes. Jennifer Lednicky seconded, and the motion passed unanimously.
 - b. The Board also agreed to continue discussing other security measures raised during the Members' Forum and would decide on additional anti-theft measures before the December 2024 Board meeting.
6. Treasurer's Report:
 - a. Financial Report: Karen Sarkis reviewed the registers and invoices for the period covering September and October 2024 and asked Mr. Kircher for clarifications on several invoices. She also asked that the Board be able to consider competing proposals for landscaping in the coming year. She confirmed for the Board there was nothing out of order or of note for that period.
 - b. Delinquencies: The Board reviewed delinquencies.

- c. Jennifer Lednicky motioned that the Association elect to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion. Karen Sarkis seconded, and the motion passed unanimously.

7. New Business

- a. Letters Sent and Received: The Board reviewed correspondence sent and received during the previous month.
8. The next BOD Meeting will be on 18 December 2024.
9. A motion to adjourn was made by Jennifer Lednicky and seconded by Isa Anderson. The motion was approved, and the meeting was adjourned at 8:33 p.m.