

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

Minutes of the Meeting of the Board of Directors

Wednesday, 18 September 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. Jennifer Lednicky called the meeting to order at 7:05 p.m. The Members' Forum was held, with the following officers present:

Veronica Chavez
Isa Anderson
Jennifer Lednicky
Karen Sarkis

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

2. The Board agreed to appoint Isa Anderson to fill the position vacated by Devin Ruic. She will be a voting member. Mr. Kirchner explained that she would continue serving until the Annual Meeting in October 2024, when elections for new Board members will be held.
3. Karen Sarkis motioned to approve the agenda, Veronica Chavez seconded, and the motion passed unanimously.
4. The Board approved the minutes of the July 2024 meeting as amended.
5. The meeting agenda was presented and approved. Motion to approve was made by Karen Sarkis and was seconded by Veronica Chavez.
6. Members Forum: Joe Salasovich (3076) joined the meeting at 7:35 p.m. and raised his concerns about people monopolizing community parking spaces by swapping their cars back and forth between spaces. He also raised community members' concerns about people sleeping in their cars. The Board discussed various options to deter these behaviors, including keeping a log of residents' vehicles, and issuing parking tags to all residents. Joe also suggested conducting a walk through with the Arlington County Police Department to discuss community safety and security concerns.
7. Treasurer's Report:
 - a. Financial Report: Karen Sarkis reviewed the registers and invoices for the period covering July 2024 and confirmed for the Board there was nothing out of order or of note for that period.
 - b. Delinquencies: The Board reviewed recent delinquencies.
8. New Business
 - a. Correspondence Sent/Received: The Board reviewed correspondence sent and received during the previous month.
 - b. The Board discussed a slow leak in the sprinkler system in front of Unit 3060 that had been recently repaired.
 - c. The Board discussed raising the monthly assessment in 2025 to account for the cost of the federally-mandated flood insurance the Association had acquired in 2024. Mr.

Kircher explained that raising the monthly assessment by \$45 for the next two years will cover the added cost of the flood insurance. The Board reviewed the draft 2025 budget that Mr. Kirchner provided. Jennifer Lednicky motioned that Board raise the 2025 monthly assessment to \$550, and the motion passed unanimously.

- d. The Board discussed moisture in the parking garage, and Mr. Kirchner said he would look into having the issue dealt with.
 - e. The Board reviewed a proposal for painting the wrought iron fences, lampposts, and gates and asked Mr. Kirchner to solicit additional quotes.
 - f. Veronica Chavez left the meeting at 8:29 p.m.
 - g. The Board discussed the letter on community policies that was scheduled to go to all residents. Mr. Kirchner confirmed he had signed off on the letter and would follow-up on when it would be sent.
 - h. Isa Anderson raised a persistent parking issue that was making it difficult for her to enter and exit her unit's garage. The Board discussed the issue and other ongoing violations of community parking spaces and brainstormed ways to deter such behavior.
 - i. Mr. Kirchner confirmed he had sent a letter to a unit owner about preparing a broken window on their property.
 - j. Jennifer Lednicky asked Mr. Kirchner to make sure the landscapers mowed the grass near the Arlington Ridge Terrace sign at the corner of S. Glebe Rd. and S. Lang St.
 - k. Jennifer Lednicky requested that the main garage be swept for debris, and Mr. Kirchner reported that he would have it taken care of.
 - l. The Board discussed recent incidents of residents washing cars inside the garage, which is forbidden by ARTC. The Board agreed to reach out to residents who violate the policy.
 - m. Annual Meeting: Mr. Kirchner confirmed that the Annual Meeting would be on 16 October 2024, and NVM would notify owners.
9. The next BOD Meeting will be 20 November 2024.
10. A motion to adjourn was made by Jennifer Lednicky and seconded by Isa Anderson. The motion was approved, and the meeting was adjourned at 9:06 p.m.