

**MINUTES OF
ARLINGTON RIDGE TERRACE
2023 ANNUAL MEETING**

(Via the GoToMeeting Videoconference Platform)

**October 18, 2023
7:00 p.m.**

ROLL CALL

Board Members Present: Jennifer Lednicky, President; Karen Sarkis, Vice President/Treasurer; Devin Ruic, Secretary.

Owners Present: Veronica Chavez, Isa Anderson, David Houser and Linda Barbour, Patrick O'Day, Devin Ruic, Taylor and Jilian Wilson, James Corry, Pam Corry, Heather Townsend, Matt Monroe and Samantha Tyner, Andrea Evans and Mike Atkins

Others Present: Tim Kirchner, Northern Virginia Management

PROOF OF MEETING NOTICE

Ms. Lednicky opened the October 18, 2023 Annual Meeting at 7:00 p.m. and welcomed everyone to the meeting. Mr. Kirchner confirmed that a quorum was met either in person or by proxy and noted that those present were proof that notice of the Annual Meeting was sent out via US Mail.

READING/REVIEW OF THE 2023 ANNUAL MEETING MINUTES

MOTION: Mrs. Barbour moved, Mr. Corry seconded, and Mr. O'Day thirded to have meeting minutes from last year amended to show corrections with spelling of names of owners present as well as add in additional owners who were present but excluded from the Roll Call of 2022 Annual Meeting minutes as well as some wording within the minutes. The motion carried.

MOTION: Mr. Corry moved to approve the 2022 Annual Meeting minutes with amendments as per Mrs. Barbour's requested corrections. He withdrew his motion.

MOTION: Mr. Ruic moved, Ms. Sarkis seconded to table the amendments motioned by Mrs. Barbour to the next meeting and approve current 2022 Annual Meeting minutes as is until then. Motion carried.

REPORT OF THE BOARD OF DIRECTORS

President's Report: Ms. Lednicky reported that the neighborhood has been a construction zone with an influx of traffic. She gave an overview of things happening in the community: (1) W. Glebe Road Bridge completed; (2) Glebe/Mt. Vernon Intersection Project (3) Future Mt. Vernon Bridge Closed in 2025; (4) ARTC Yard Sale. Mr. Ruic discussed some issues with parking on S. Glebe Road and who is actually in charge of the

construction and what the current construction project is (updating of wired traffic signals, ensuring curb ramps are compliant with Americans with Disabilities Act, higher visibility crosswalks, and updated bus stops to improve pedestrian safety in this area) which was approved by Arlington County in July 2022. She thanked and commended everyone involved in the community yard sale. She asked other owners for some of their highlights from the year.

2023 FOCUS

Financials

- Replacement reserves contributions meet plan (half of condo fee goes into the reserve fund for capital improvement projects i.e. roof, removal of trees, replacing parking lot underlayment).
- There were no anomalies with the 2022 audit.
- Aggressive approach to collect delinquent accounts, resulting in less than a 1% delinquency rate.

Modernize Communication

- Door Flyers
- Posting of Meeting minutes on bulletin board
- Spring Newsletter
- GoToMeeting for monthly/annual meetings
- WhatsApp
- Email: nvm@northernvirginiamanagement.com
- Website: <https://northernvirginiamanagment.com/arlington-ridge-terrace>

2023 ACCOMPLISHMENTS

- Weekly property checklist
 - Claudio walks the property three times a week and the Board reviews the checklist at its monthly Board meetings.
- The Board conducted a Spring walk-thru in May.
- Policy monitoring and enforcement continues.

Property Maintenance

- Repaired and re-stained back retaining wall.
 - Garage water leak (courtyard sourced).
 - Water meter repairs.
 - Replaced dead trees in small planters.
- Reminders: owners were reminded: to mention anything that they may see regarding the trees in planters or garden that needs to be addressed. Welcome input of residents for any landscaping concerns/suggestions.

2024 PLANS

Financial

- Condo fees will increase 2% (\$10) to \$505 in 2024.
 - Insurance cost increase, nationwide trend
 - Increased vendor costs due to inflation (40-year highs)
- There is one open Board position for election (Devin Ruic on state)

Communications

- The Board will continue its monthly Board meetings via video teleconferences and minutes will be posted in a timely manner.

Property Upkeep

- Garage leak- close both to prevent leaking and to keep from expanding.
- Repaint wrought iron and light posts – necessary to maintain and prevent corrosion- It will be expensive, estimated around \$57,000.
- Fix/replace sprinklers in units (currently one estimate for ~\$3,600/unit not including dry wall repair/replacement if needed); waiting for 2 more estimates and will determine how payment will be taken care of on residents' end (possible payment plan, etc).

Community

- Parking: Parking corridor outside of personal garages; Pet waste cleanup; Reduced noise quiet times; No car washing inside garage; Recycling vs. Trash: Glass is no longer single stream recycling, no cardboard boxes (especially greasy boxes such as pizza boxes), loose recycling only, DO NOT put in plastic bags unless they are the blue recycling bags; Furniture and large item disposal: Call Olivo (703.237.1139) for large item pickup; Grills; Smoking may not disturb other residents.

REPORT OF MANAGEMENT AGENT

Mr. Kirchner reported on the Association's finances and stated outstanding assessments were less than 1% and that the Association would end the year in a strong financial position (*as of September 30th, there was ~\$1.1 million in the Reserves*). The biggest issue was the increase in insurance premiums, which went up several thousand dollars over the last couple of years.

REPORT OF COMMITTEES

There were no committee reports.

UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

NEW BUSINESS

The Board and Management addressed comments/questions from owners:

- Residents be provided with a copy of the insurance breakdown for each insurance policy that ARTC has.
- An owner expressed concern regarding a neighbor that always parks in front of her garage. Questioning if any other resolutions for parking in front of personal garages or additional point of contacts to report for towing. Parking solutions for visitors and contractors due to 24-hour parking never being available.
- Maintaining patios and limited use common areas (specifically removing weeds from patio at unit 3030).
- An owner expressed concern about how often the landscape company comes and are they following their scope of work when they service the property and if there is a way to ensure that they are completing what is within their scope of work.
- Owner's concern about Arlington County's implementation of Storm Water Tax for hard surface areas and how that will be paid for (through a new account within the budget or through the residents).
- Rezoning of flood zones and insurance.

ELECTIONS

There was one vacant position and one candidate, Mr. Devin Ruic (incumbent).

MOTION: Mr. O'Day moved, Ms. Sarkis seconded, to close nominations from the floor. The motion carried.

MOTION: Mr. O'Day moved, Ms. Sarkis seconded, to re-elect Mr. Ruic to the voting position on the Board. The motion carried.

ADJOURNMENT

MOTION: There being no further business to discuss, Mr. O'Day moved, Mr. Ruic seconded, to adjourn the October 18, 2023 Annual Meeting at 9:26 p.m. The motion carried.