

**MINUTES OF
ARLINGTON RIDGE TERRACE
2022 ANNUAL MEETING**

(Via the Go-to-Meeting Videoconference Platform)

**October 19, 2022
7:00 p.m.**

ROLL CALL

Board Members Present: Jennifer Lednicky, President; Veronica Chavez, Vice President; Karen Sarkis, Treasurer/Secretary; and Cathy Anderson, Director-at-Large.

Owners Present: David Houser and Linda Barbour, Patrick O'Day, Mr. and Mrs. Erik Causey, Devin Ruic, Nicholle Gousie, Mike Egly, Michael Larmie, James Corry, Pam Corry, Heather Townsend, Samantha Carroll, Stephen Roehm, Graham Tribble, Jennifer Rodriguez and Elizabeth McCarthy

Others Present: Tim Kirchner, Northern Virginia Management

PROOF OF MEETING NOTICE

Ms. Lednicky opened the October 19, 2022 Annual Meeting at 7:02 p.m. and welcomed everyone to the meeting. Mr. Kirchner confirmed that a quorum was met with 11 homes represented and noted that those present were proof that notice of the Annual Meeting was sent out via email and regular mail.

READING/REVIEW OF THE 2022 ANNUAL MEETING MINUTES

MOTION: Mr. Corry moved, Mr. O'Day seconded, to waive the reading of the 2021 Annual Meeting minutes as amended. The motion carried.

MOTION: Mr. Corry moved, Mr. O'Day seconded, to accept the 2021 Annual Meeting minutes as amended. The motion carried.

REPORT OF THE BOARD OF DIRECTORS

President's Report: Ms. Lednicky reported that the retaining wall still has not been replaced. She gave an overview of things happening in the community: (1) Kurt Moser History Tour; (2) E. Glebe Road Bridge is out causing lots of traffic as a result; (3) Fall dredging of Four Mile Run. Mr. Ruic discussed some issues with parking on S. Glebe Road. She asked other owners for some of their highlights from the year.

2022 FOCUS

Financials

- Replacement Reserves' contributions made in 2022 met the recommended amount in the Reserve Study.

- There were no anomalies with the 2021 audit.
- The Board continued an aggressive approach to collect delinquent accounts, resulting in less than a 1% delinquency rate.

Communication

- Meeting minutes and special events are posted on the bulletin board.
- A Spring newsletter was produced by Ms. Sarkis.
- The Annual Meeting and monthly Board meetings are held via the GoToMeeting virtual platform.
- The best way to reach Management is via nvm@northernvirginiamanagment.com
- The Association's website can be accessed at <https://northernvirginiamanagement.com/arlington-ridge-terrace/>
- The WhatsApp app has become popular between unit owners to communicate with each other.

2022 ACCOMPLISHMENTS

- Weekly property checklist
 - Management 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 and found that a lot of masonry work needs to be done.
- Police monitoring and enforcement continues.
- Property Maintenance
 - All exterior unit doors were repainted. Owner were able to choose from 4 preselected colors.
 - Package theft continues and the overall consensus is that community residents should make an effort to help each other out to prevent packages from being stolen when left out too long.
- Reminders: owners were reminded: that cars parked over 24 hours will be investigated; to clean-up after pets; there are reduced noise hour times in place; washing cars is prohibited inside the garage; arrangements for large items and special trash pick-up must be scheduled; and recycled items should be in clear loose bags (*glass is no longer recyclable*); smoking may not disturb other residents; grills are not permitted in courtyards.

2023 PLANS

Financial

- Condo fees will not increase in 2023.
- There is one open Board position

Communications

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

Property Improvements

- Landscaping – Cut down 3 large, dead ash trees; will replace with trees TBD.
- Replace the property's rear retaining walls from wood to stone, as the stone has a longer life – supply chain delays, permit delays, selected contractor backed out, new bids double in price.
 - New plan: repair/replace top two rows since the wall is still structurally sound.
- Repaint wrought iron and light posts – It will be expensive, estimated around \$57,000.
- Paint the interior garage doors (considered; deferred)

Community

- Continue monitoring the mail issues.

REPORT OF MANAGEMENT AGENT

Mr. Kirchner's 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 \$925,000 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:

- Does the 2022 plan for structural repairs to the infrastructure include the garage floor. Can we have a masonry expert come out and assess this?
- Can the Board consider issuing a new policy that states *'Noise on the Mews must cease before 10:00 a.m. and after 7:00 p.m.'*?

- Is there anything the Association can do about the marijuana smoking, as the renters at 3040 continue to smoke outside around the children when they are playing?
- What is the Board doing to address problems (ie, mail being stolen, cars being broken into, marijuana smoking, noise, etc.)?
- When the Board identifies what can be done about a resolution and all other issues discussed, can a newsletter be sent informing the owners?
- An owner expressed concern regarding an elderly couple that always park in front of her garage.

ELECTIONS

There was one vacant position and one candidate, Ms. Jennifer Lednický (incumbent).

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

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

ADJOURNMENT

MOTION: There being no further business to discuss, Mr. O'Day moved, Ms. McCarthy seconded, to adjourn the October 20, 2021 Annual Meeting at 8:58 p.m. The motion carried.