

**MINUTES OF THE
RIVER PLACE NORTH
HOUSING CORPORATION
BOARD MEETING**

March 15, 2005

**1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209**

I. **CALL TO ORDER:** President Hashmat Ali called the meeting to order at 6:05 p.m.

Directors Present: Mr. Hashmat Ali, President
 Mr. Brian Fredericks, Vice President [late]
 Ms. Sara Shahade, Secretary
 Mr. Andrew Spell, Treasurer
 Ms. Nancy Joyner, Director

Directors Absent: Mr. Assem Iskander, Director.

Management: Ms. Donna Cooper, Building Manager

Shareholder: Mr. Norman Randolph, #842

II. **APPROVAL OF AGENDA:**

MOTION: Mr. Spell moved, Ms. Joyner seconded, to approve the agenda as modified. The motion passed unanimously (4-0-0).

III. **APPROVAL OF MINUTES:**

MOTION: Ms. Shahade moved, Ms. Joyner seconded, to approve the Minutes of February 15, 2005 as corrected. The motion passed (3-0-1) with Mr. Spell abstaining.

IV. **REPORTS:**

A. **President:** Mr. Ali said that the wireless internet service would not be a big investment. The South building was providing the service at no cost to residents. The first year's cost would be about \$33,000.00 of which half would be paid the first year and the remaining half could be paid in three (3) installments. He also said that after the first year, maintenance costs would be \$9,000.00 a year and leasing costs would be \$8,000.00 a year. He added that Single Digit was chosen to provide the service because it gave the best deal. He also said that the service had potential revenue from ads.

[Mr. Fredericks arrived at the meeting at 6:13 p.m.]

V. **DEMONSTRATION OF CAMERA RECORDING OF THEFT:** Ms. Mowery demonstrated how cameras recorded the theft on Saturday morning. Ms. Cooper said that the pictures were shown to the staff but that no one recognized the people who stole the furniture. She added that these young men had access to the building. Ms. Mowery suggested that they either had a building key or were buzzed into the building, but they were not professionals. She also recommended brighter lighting outside. When Ms. Joyner asked if they could be evicted if they are residents, Mr. Fredericks said they could for violating building rules. Ms. Cooper said she would disseminate the photos and post a reward for the recovery of the stolen goods from the lobby. She added that the police had probable cause to search every apartment. Mr. Ali wondered if the time cost of recovery was more than the cost of the table. Ms. Cooper suggested bolting down all furniture and marking them in invisible ink. Mr. Fredericks said the building should have more cameras in exits. Ms. Joyner also said that if the thieves get away with it, they might try it again or try another building.

REPORTS - continued

B. **Treasurer:** Mr. Spell said that the biggest thing was the budget and that everything was on track.

C. **OA Representative:** Mr. Fredericks reported that no permits were yet available for the Entertainment Center. He also said that Zalco was chosen as the new management company but no contract has been signed. He added that Koger's contract would end on March 31, 2005. In response to Mr. Spell's question on when payments would be due, Mr. Fredericks said that he was unsure but that Mr. Iskander was working on it. He also said that the patrols were on notice for sleeping on the job. He added that issues should be reported immediately. Mr. Spell said that identification was not being checked after 10:00 p.m. Mr. Fredericks also said that the Entertainment Center should be finished before the original 120 day completion date once permits are approved and construction commences.

VI. **UNFINISHED BUSINESS:**

A. **Office Relocation:** Ms. Cooper said that everything has been framed. She also said that all departments have approved the permits and a check for the cost has been signed. She added that water lines need to be moved and some other minor changes were made in the plans. She also said that additional space was required for code reasons. She reported that about 10% of the bikes were moved and others were in a holding space. She also said that she would post a description of the new office project in the elevator.

B. **Convactor Project Update:** Ms. Cooper said that she will order six (6) more valves that will be installed in certain units. She added that she would put the installation out for bids. Ms. Joyner, Mr. Ali, and Ms. Shahade volunteered their units. Ms. Cooper also said that the valves cost about \$80.00 each. Mr. Ali said labor would probably cost \$100.00 and that it would have to be proven that the valves make a difference.

C. Budget Review: Mr. Ali suggested rolling all repairs and maintenance into one line item. Mr. Fredericks said that all the various categories were good to have for monitoring purposes. When Mr. Ali asked about the budget for signs, Ms. Cooper said that signs on each floor were mandated by the fire department and would probably exceed the budget. Mr. Spell then said that the final budget would have a 4.08% increase.

MOTION: Ms. Shahade moved, Mr. Fredericks seconded, to approve the budget. The motion passed unanimously (5-0-0).

VII. NEW BUSINESS:

A. Fire in Unit 1011: In terms of insurance, Ms. Cooper said that the building was responsible for the \$10,000.00 deductible and that the amount was close to being used for ceiling replacements in Units 931 and 932. She added that 2 companies were extracting water. Mr. Fredericks suggested getting the bills, paying them and submitting them to the insurance company. She said that the building was responsible for the structure, but not electricity, appliances, convectors, or plumbing. Mr. Ali suggested sending out reminders about fire hazards.

B. Registration Fee: Ms. Joyner said that the Board voted on a \$20.00 fee per unit, but Ms. Cooper said she was charging \$20.00 per person. Mr. Ali said that a per-person charge would discourage 100 % registration. Mr. Fredericks said that those who did not register would not have access to the pool or the Entertainment Center. He also said that the policy should be the same throughout River Place. He also made a motion to increase the charge for the transfer package to \$300.00, but the motion failed for lack of a second. Ms. Joyner then moved to reaffirm the Board's vote to charge a registration fee of \$20.00 per unit; Mr. Ali seconded. However, Mr. Spell said that the original vote should be researched before moving to "reaffirm" it. Ms. Joyner then withdrew her motion with the understanding that the topic would be looked into at the Annual Meeting.

C. Graffiti Committee: Mr. Ali suggested that graffiti was difficult to handle if it is an issue limited to the Board. He suggested involving residents in a kind of Neighborhood Watch. Ms. Joyner said that the Board could advertise the date and time when a committee would be forming. Mr. Ali also said that the committee would work with the Board to control vandalism. Mr. Spell suggested approaching people to get them on the committee rather than just asking them to sign up. Ms. Joyner suggested rewarding participants with a picnic which would be cheaper than repairing the property damage from graffiti or vandalism.

D. Plumbing Study: Mr. Spell suggested that the building was spending too much on water damage repairs and emergency fees and suggested scheduling a plumbing study. Mr. Ali said the study was approved and should be started. Ms. Cooper said she would work on it after the Annual Meeting and the office move.

E. Results of Election: Mr. Fredericks asked that the results of the election be announced at the Annual Meeting. He added that Goldklang could state that the results were not official and needed to be certified.

VIII. **RESIDENT PARTICIPATION**: Mr. Randolph (842) asked if the master insurance policy was adjusted according to the increased value of the property. Mr. Spell replied that insurance covers replacement value of the structure.

IX. **ADJOURNMENT**:

MOTION: Ms. Joyner moved, Mr. Spell seconded, to adjourn the open meeting at 7:54 p.m. to convene an Executive Session. The motion passed unanimously (5-0-0).

SUBMISSION OF MINUTES

Approved by:

Barbara Seaman
Recording Secretary

Sara Shahade, Secretary
River Place North
Housing Corporation