

FINAL

MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING

April 22, 2009

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

I. CALL TO ORDER: President Hashmat Ali called the meeting to order at 6:13 p.m.

Directors Present: Mr. Hashmat Ali, President  
Mr. Andrew Spell, Treasurer  
Mr. Robert Turman, Director  
Mr. Raymond Miller, Director

Directors Absent: Ms. Jennifer Pitz, Secretary  
Mr. Don Nachtwey, OA Representative  
Mr. Troy Dibley, Director

Management: Mr. Francisco Foschi, Building Manager  
Ms. Daisy Zambrano, Assistant Manager

Shareholder: Mr. Maheshan Fernando

II. RESIDENT PARTICIPATION: Mr. Fernando submitted a proposal to lease unit L-3 for \$2,000 including utilities and requested terms similar to the previous lease.

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF MINUTES:

MOTION: Mr. Miller moved, Mr. Spell seconded, to approve the Minutes of February 17, 2009 as corrected. The motion failed (2-0-2) with Mr. Miller and Mr. Turman abstaining.

MOTION: Mr. Spell moved, Mr. Miller seconded, to approve the Minutes of January 13, 2009 as presented. The motion failed (2-0-2) with Mr. Miller and Mr. Turman abstaining.

V. **REPORTS:**

A. **President:** Mr. Ali reported that a shareholder has asked the Board to reissue the 1998 reimbursement check that he never cashed.

**MOTION:** Mr. Spell moved, Mr. Miller seconded, to reissue the 1998 check that the shareholder never cashed. The motion passed unanimously (4-0-0).

Turning to the L-3 proposal, Mr. Ali recommended rewriting the lease making Mr. Fernando responsible for paying for improvements to the space and keeping the parking spaces separate. He added that Mr. Fernando should be at least partially responsible for air conditioning and possibly utilities. The matter would be discussed in Executive Session.

B. **Treasurer:** Referring the Board to the financial report, Mr. Spell said that operating cash was usually about \$50,000 and reserves were \$1.5 million. Mr. Foschi then explained the Variance Report for items over \$1,000 and reviewed the delinquency report.

C. **OA Report:** No report

D. **Improved Environment:** No report.

E. **Manager's Report:** (distributed electronically) Mr. Foschi also reported that Units 415 and 313 won the raffle drawing at the Annual Meeting.

F. **Engineer's Report:** No report.

VI. **ELECTION OF OFFICERS:** Mr. Ali said that the Board officers were as follows: President, Vice President, Secretary, Treasurer, and Assistant Secretary and Assistant Treasurer when needed. Mr. Nachtwey had said he would like to continue as OA Representative.

**MOTION:** Mr. Spell moved, Mr. Miller seconded, to nominate Mr. Ali as President and Mr. Spell closed the nominations. The motion passed unanimously (4-0-0).

**MOTION:** Mr. Spell moved, Mr. Turman seconded, to nominate Mr. Miller for Vice President. The motion passed unanimously (4-0-0).

**MOTION:** Mr. Ali moved, Mr. Miller seconded, to nominate Ms. Pitz for Secretary and Mr. Turman for Assistant Secretary. The motion passed unanimously (4-0-0).

**MOTION:** Mr. Ali moved, Mr. Miller seconded, to nominate Mr. Spell for Treasurer and Mr. Dibley as Assistant Treasurer. The motion passed unanimously (4-0-0).

VII. **OLD BUSINESS:**

1. **Exterior Brick Repair and Waterproofing:** Mr. Mark Leeman from FEA said that of the 5 bids from contractors, the lowest was from Commercial Waterproofing. He also said that residents should expect some noise and dust and that cars should be removed from the top parking areas. He added that the project would cost \$40,000 less if done in 1

year rather than 2. The quantities, he said, were estimates. In terms of the life expectancy of the work, Mr. Leeman said that more tuckpointing repairs would probably need to be done again in 15 years and painting in about 10 years. He concluded by saying that the next steps would be to award the contract and then have a pre-construction meeting. He also suggested testing for lead. He said that the contractor will provide a 2-year contractor's warranty and that some products will have longer warranties.

**MOTION: Mr. Spell moved, Mr. Turman seconded, to approve the CWI bid at a cost not to exceed \$530,000 for 1 year pending reference checks. The motion passed unanimously (4-0-0).**

Mr. Spell said he included a 5% increase to cover any cost overruns. The Board clarified that the bid included costs related to lead-based paints.

2. Party Room Upgrade: Mr. Spell said that the designer recommended having a theme that did not compete with the lobby and suggested buying the most expensive items first and building the rest around them. He also stated 9 tables were purchased for \$850 and that chairs would be purchased next. He added that the other big expenses were flooring and the bar.

3. Switch Gear Maintenance: Mr. Foschi said that the work was scheduled for May 12 and would take about 4 hours starting at about 9 am.

VIII. NEW BUSINESS:

A. L-3 Proposal: To be discussed in Executive Session.

B. Trash and Recycling: Mr. Foschi reported that he had narrowed proposals to Potomac Disposal Services and Waste Management & Recycling. Mr. Spell requested that the company selected include signs specifying what can and cannot be deposited in bins.

IX. EXECUTIVE SESSION:

**MOTION: Mr. Spell moved, Mr. Miller seconded, to adjourn the open meeting and convene an Executive Session at 9:28 p.m. The motion passed unanimously (4-0-0).**

SUBMISSION OF MINUTES

Barbara Seaman,  
Recording Secretary

Approved by:

Jennifer Pitz, Secretary  
River Place North  
Housing Corporation

ACTIONS TAKEN BY THE BOARD

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MOTION: Mr. Ali moved, Mr. Miller seconded, to nominate Mr. Spell for Treasurer and Mr. Dibley as Assistant Treasurer. The motion passed unanimously (4-0-0).

MOTION: Mr. Spell moved, Mr. Turman seconded, to approve the CWI bid at a cost not to exceed \$530,000 for 1 year pending reference checks. The motion passed unanimously (4-0-0).