

MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING

February 16, 2010  
1121 Arlington Boulevard  
Party Room, Lobby Level  
Arlington, Virginia 22209

I. CALL TO ORDER: President Hashmat Ali called the meeting to order at 6:14 p.m.

Directors Present: Mr. Hashmat Ali, President  
Mr. Raymond Miller, Vice President [late]  
Mr. Andrew Spell, Treasurer  
Ms. Jennifer Pitz, Secretary [late]  
Mr. Don Nachtwey, OA Representative  
Mr. Robert Turman, Director  
Mr. Troy Dibley, Director

Directors Absent: None

Management: Mr. Francisco Foschi, Building Manager  
Ms. Kathy Saunders, Assistant Manager

Shareholders: None

II. APPROVAL OF AGENDA:

**MOTION:** Mr. Spell moved, Mr. Nachtwey seconded, to approve the agenda as amended. The motion passed unanimously (5-0-0).

III. RESIDENT PARTICIPATION: None.

[Mr. Miller arrived at 6:17 p.m.]

IV. APPROVAL OF MINUTES:

**MOTION:** Mr. Dibley moved, Mr. Spell seconded, to approve the Minutes of January 19, 2010 as amended. The motion passed (5-0-1) with Mr. Nachtwey abstaining.

V. REPORTS:

A. President: Mr. Ali thanked the Board for their hard work especially Mr. Spell, Ms. Pitz, and Mr. Nachtwey as well as Mr. Foschi for helping with the MOECA agreement. He also suggested reviewing the 5-year lease to be sure it conforms to Arlington County requirements. He then reported that the chain link fence in front to the Entertainment Center was broken.

B. Treasurer: Mr. Spell said that the financial report was not available because of the snow storm.

[Ms. Pitz arrived at 6:34 p.m.]

C. OA Report: Mr. Nachtwey said that the OA Board was considering working with Arlington County to replace the fence near the Entertainment Center. He also said that several claims related to the snowstorm have been referred to the insurance company and that the high costs of snow removal have affected the budget. He added that the website is almost complete and should be ready to process transactions. Because of problems with unregistered cars, Mr. Nachtwey said that all vehicles will be required to register and forms will be available on the website. He also said that Mr. Foschi has brochures from Lafayette FCU. In terms of the WP garage project, he said that a town hall meeting will be held before work begins.

D. Manager's Report: Mr. Foschi referred the Board to his report. He also said that he will call All Plumbing about the recurring leak in the lobby.

**2/16/10 ACTION 1: Mr. Foschi will call All Plumbing about fixing the leak in the lobby.**

In relation to security, Mr. Nachtwey said that since the OA supplies patrol service rather than security, patrols will respond to complaints but cannot make arrests. Reiterating suggested procedures for removing a homeless person from the property, Ms. Pitz said that tenants should remove themselves to a safe place, call patrols who will ask the person to leave; if they do not leave as requested, the patrol will call the police.

E. Engineer's Report: Mr. Foschi referred the Board to the report under Informational Items.

VI. NEW BUSINESS:

A. Annual Meeting: Mr. Spell said that since there were 3 vacancies on the Board and 3 candidates, the elections should be by acclamation. He also said that the Corporation did not need to pay a lawyer to attend and questioned the need to hire the League of Women Voters. Ms. Pitz said that the bylaws specify that a quorum must be established by a 3<sup>rd</sup> party.

**MOTION: Ms. Pitz moved, Mr. Spell seconded, to hire a person for \$100 to verify shares to establish a quorum (7-0-0).**

Mr. Ali said that ballots should be sent out stating that there were 3 candidates for the 3 Board openings and asking the shareholder to return the ballot for the quorum count. Mr. Spell added that in the past the Board offered an incentive of up to \$500 for 2 assessments for shareholders to return ballots.

**MOTION: Mr. Spell moved, Mr. Miller seconded, to hold a drawing at the Annual Meeting for 1 month's assessment up to \$250 for 2 different units to help establish a quorum. The motion passed unanimously (7-0-0).**

B. 2009 Audit: Mr. Ali asked Mr. Foschi, Mr. Turman, and Mr. Dibley to review the draft audit and present it for final Board approval.

VII. OLD BUSINESS:

A. Party Room Upgrade: Mr. Spell said that the TV arrived and will be mounted. He also said that the old chairs and tables will be gone by the Annual Meeting.

B. Trash Corral: Mr. Foschi said he will be meeting with the architect and will send out an update.

C. WiFi: Mr. Ali asked that WiFi be put on the April agenda. Mr. Foschi also said that he received 3 proposals to manage WiFi but that they were expensive. He added that new residents should be told that WiFi offered in the building has limited bandwidth. Mr. Dibley suggested getting management out of the internet business by setting up individual wireless routers with a volume discount for residents. Mr. Spell asked Board members to submit options to explore. For budget purposes, Mr. Dibley suggested keeping the status quo since it will take 6 - 9 months to review proposals and decide. He also suggested putting the matter on the April agenda.

4. Budget: Mr. Spell referred the Board to the draft budget for their review and comments. He said that the 4 major drivers were the OA assessment, reserve contributions, salaries, and utilities. He added that each usually goes up each year. Questions remained, he said, about the OA assessment and the reserve contribution which was in conflict with the reserve study. He also said that the figure for utilities was an estimate and that the increase in salaries was largely because insurance premiums have gone up. The discussion was then continued in Executive Session.

VII. EXECUTIVE SESSION:

**MOTION:** Mr. Miller moved, Mr. Turman seconded, to convene an Executive Session at 7:55 p.m. The motion passed unanimously (7-0-0).

**Actions Taken in Executive Session:**

The Board approved the FY 2011 budget with a 2.9% increase in assessments.

SUBMISSION OF MINUTES

Barbara Seaman,  
Recording Secretary

Approved by:

Jennifer Pitz, Secretary  
River Place North  
Housing Corporation

**ACTIONS TAKEN BY THE BOARD**

2/16/10 ACTION 1: Mr. Foschi will call All Plumbing about fixing the leak in the lobby.

**ACTIONS NOT COMPLETED**

None