

**FINAL**

**MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
29<sup>th</sup> ANNUAL MEETING**

**March 15, 2011**

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

I. **CALL TO ORDER:** President Hashmat Ali called the meeting to order at 6:30 p.m.

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

Directors Absent: None

Management: Mr. Francisco Foschi, Building Manager  
Ms. Leilah Riahi, Assistant Manager

II. **PROOF OF QUORUM:** Mr. Ali announced the presence of a quorum.

III. **PROOF OF NOTICE:** Mr. Ali said that notices of the Annual Meeting were sent out on January 15, 2011 and February 24, 2011.

IV. **READING AND APPROVAL OF MINUTES:**

**MOTION:** It was moved and seconded to dispense with the reading of the Minutes of the March 16, 2010 Annual Meeting and approve the Minutes as presented. The motion passed unanimously.

V. **APPOINTMENT OF VOTE TELLERS:** Mr. Ali appointed the League of Women Voters as vote tellers.

VI. **INTRODUCTION OF BOARD MEMBERS:** Mr. Ali introduced the members of the current Board.

VII. **REPORTS:**

A. **President:** Mr. Ali reported on the completion of the following projects of 2010-2011: WiFi upgrade, MOECA opening, roof recoating of 2 wings, overhaul of trash compactor, 2009-2010 audit, and the washing of the building windows. He also said that the party room upgrade, the trash corral upgrade, the washing of the building carpet, and the opening of 8 new storage bins was in progress.

B. Treasurer: Mr. Spell said that the assessment increase would be 2.5%. He said that the Board wanted to flatten out increases and keep the amounts steady. Using a pie chart, he explained the biggest expenses were personnel and utilities. He added that income sources were assessments, laundry, rental income and other, (e.g. work orders and vending machines). He also said that the Board was replacing lights as well as old machinery to save money and follow the reserve study, but that they were open to other suggestions. He reported that the reserve balance was \$1.2 million. Some sample reserve projects scheduled for 2011-2012 were the fire alarm system (\$202,000) and the electrical service equipment (\$219,000). He said that the building was getting older and some of the major systems had to be replaced.

C. OA Report: Mr. Dibley reported that the OA worked on the following projects: the WP garage concrete and structural repairs; the MP garage drive lanes on the terrace level; replacement of fencing; the hiring of a new community manager; the approval of a pilot project upgrading security to digital cameras; the expansion of the relationship with Lafayette Federal Credit Union; the possible amending of the bylaws to allow residents to become members; the refurbishment of the landscaping; and the relocation of the playground (in discussion).

VIII. CANDIDATES FOR THE BOARD: Mr. Ali said that there were 4 vacancies and 3 candidates for the Board: himself, Mr. Miller, and Mr. Turman.

**MOTION: Mr. Spell moved, Mr. Dibley seconded, to accept the 3 candidates. They were approved by acclamation.**

Mr. Ali accepted nominations from the floor. He said that if there were none, the Board can appoint someone after the meeting.

**MOTION: Mr. Miller moved, Mr. Weinberg seconded, to nominate Bruce Farrell as director of the Board. The nomination was approved by acclamation.**

IX. DRAWING: Raymond Miller #208 and RP Partners 2 #130 won the drawing.

X. ADJOURNMENT:

**MOTION: Ms. Joyner moved, Ms. Pitz seconded, to adjourn the 29<sup>th</sup> Annual Meeting of River Place North at 7:43 p.m. There were no objections.**

SUBMISSION OF MINUTES

Barbara Seaman,  
Recording Secretary

Approved by:

Jennifer Pitz, Secretary  
River Place North  
Housing Corporation