

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
June 21, 2011
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: President Hashmat Ali called the meeting to order at 6:03 p.m.

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

Directors Absent: Ms. Jennifer Pitz, Secretary
Mr. Don Nachtwey, Director

Management: Mr. Francisco Foschi, Building Manager

Others: Mr. Troy Dibley, OA Representative
Mr. Harbaksh Chhatwal, PBX
Mr. John Hancq, PBX
Ms. Angela Kowalski, PBX
Mr. James Myles, Eklund's

II. PRESENTATION by JOHN HANCQ-PBX: Mr. Hancq said that he would like River Place North to get the maximum return on its investments. He also said that although Lafayette does all the check processing, disbursement and collections, as well as remote deposit, it does not have the entire relationship including investments. He added that he proposed a repurchase agreement which is an instrument secured by a AAA-rated government bond that River Place North holds. He also said that it provides short-term liquidity and pays 60 basis points. Mr. Hancq also said that it is automatic and is free of charge. He added that there was no limit or any minimum and that Morgan Keegan holds the bonds because a 3rd party must hold the bonds. He also said that the Board may give standing instructions so that the Corporation staff is not burdened with administration. Mr. Hancq then said that he would return with more detail on a link to a secure page where residents can pay by credit card at a small convenience fee.

[Mr. Chhatwal, Mr. Hancq and Ms. Kowalski left the meeting at 6:42 p.m.]

III. PRESENTATION BY JAMES MYLES, EKLUND'S: Mr. Myles showed the Board various elevator patterns, finishes and materials. He recommended not choosing a regular pattern to hide dents and scratches. He said that stainless was the least expensive and metal was the most expensive. He also recommended a softer material in the upper panels to balance metal and changing to LED lights. Mr. Ali then suggested that Mr. Myles give the Board 2 - 3 options with the best colors and materials along with prices. Mr. Myles said that the high-end products will cost about \$6,000 and that the floors could be done in house.

[Mr. Myles left the meeting at 7:15 p.m.]

IV. APPROVAL OF AGENDA:

MOTION: Mr. Farrell moved, Mr. Miller seconded, to approve the agenda as presented. The motion passed unanimously (5-0-0).

V. APPROVAL OF MINUTES:

MOTION: Mr. Farrell moved, Mr. Spell seconded, to approve the minutes of May 17, 2011 as presented. The motion passed unanimously (5-0-0).

VI. REPORTS:

A. OA Report: Attached.

MOTION: Mr. Farrell moved, Mr. Miller seconded, to approve the change to RivStar Transfer Agency, subject to Mr. Ali's getting clarification on the division of duties and discussing possible renegotiation with E.J. Flynn. The motion passed unanimously (5-0-0).

[Mr. Dibley left the meeting at 7:58 p.m.]

VII. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

A. Mr. Foschi: Mr. Foschi reported on the following items:

- The field trip to the a/c and boiler room has been postponed.
- In terms of the trash corral, the County requested more information which will take 1-2 weeks.

[Mr. Foschi left the meeting at 8:05 p.m.]

B. President: Mr. Ali asked Board members to attend the River Place redevelopment meeting on July 30th.

C. Treasurer: Mr. Spell reported that operating cash was \$153,634; operating reserves were \$12,678; replacement reserves were \$1,270,326 for a total of \$1,436,638. He cited the Variance Report (attached). Mr. Spell also suggested moving the short-term investments with LFCU and keeping the long-term ones with Westminster and doing a comparison over 6 months. In terms of the L-4 space, Mr. Farrell suggested researching staff time required to do rentals and a cost-benefit analysis.

D. Manager's Report: In Board package.

VIII. NEW BUSINESS:

A. Reserve Study 2012: Mr. Spell said that the Corporation will be doing a level 2 partial study which will include a visual inspection. Mr. Ali asked that Mr. Foschi check on the status.

IX. OLD BUSINESS:

A. Party Room Upgrades: Mr. Spell said that the bar area has not been decided on.

B. Action Items Update: Pertinent items discussed in Old and New Business.

X. EXECUTIVE SESSION:

MOTION: Mr. Farrell moved, Mr. Miller seconded, to adjourn the open meeting and convene an Executive Session at 8:40 p.m. There were no objections.

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

Approved by:
Jennifer Pitz, Secretary
River Place North
Housing Corporation

ACTIONS TAKEN BY THE BOARD

5/17/2011 Action 1: Mr. Foschi will sort reserve projects and contracts by date.

Completed: The contracts log spreadsheet has been updated and sorted by date of expiration.

5/17/2011 Action 2: Mr. Foschi will look into metering to compare usage and determine savings with a new unit.

Completed: The results from comparing the old AC unit to the new one are as follows: The new AC spends 58'347 KWH (on a one-year term), while the old one spent 63'652 KWH. This represents about 20% reduction to RPN's electricity bill.

5/17/2011 Action 3: Mr. Foschi will ask the vendor to bring samples to the next meeting along with prices.

Completed: James Myles from Eklund's will be at the next meeting on June 21, 2011 and will bring some samples for the Board to decide.

4/19/2011 Action 1: Mr. Foschi will collect a list of email addresses of owners by the end of the year.

4/19/2011 Action 2: Mr. Foschi will call Mark Leeman of FEA about coming to the next meeting.

Completed: Board had a conference call on May 17, 2011 with FEA.

10/19/2010 ACTION 1: Lugene will measure the 11th floor space and create a diagram.

Completed: The area measures 428 square feet.

10/19/2010 ACTION 2: Mr. Ali will write the listing for the space.

10/19/2010 ACTION 3: Mr. Foschi will post the listing on CoStar.

June 2011
OWNERS ASSOCIATION REPORT

Mr. Dibley reported on the following matters discussed at the last meeting:

- The OA is selling 10 parking spaces. Notices will be sent out to shareholders.
- Tenants will soon be allowed to become members of the LFCU. They will be charged a small convenience fee.
- The next session on strategies for the future of Rive Place will be held on Saturday, July 30th from 11:00 a.m. to approximately 2:00 p.m. at the Palomar Hotel. All Boards and the OA will be invited.
- All security cameras are working properly. The gatehouse camera was upgraded at minimal cost.
- Asphalt repairs have been postponed to the fall.
- The Arlington County sewer project will begin in November and will continue to February. The site manager is investigating places to relocate the playground.
- Ken Ingram is drafting a letter to E.J. Flynn about moving River Place to RivStar Transfer Agency. Mr. Spell asked if due diligence was done on the division of activities. He also said that he was concerned about Banner Title's connection with River Place Partners 1 and 2.

MOTION: Mr. Farrell moved, Mr. Miller seconded, to approve the change to RivStar Transfer Agency, subject to Mr. Ali's getting clarification on the division of duties and discussing possible renegotiation with E.J. Flynn. The motion passed unanimously (5-0-0).

- The restaurant project at the South building was approved by both the South Board and the OA Board.