

**MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
September 20, 2011
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209**

I. **CALL TO ORDER:** President Hashmat Ali called the meeting to order at 6:13 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 (left the meeting at 8:17 p.m.)
Mr. Robert Turman, Director

Directors Absent: Mr. Bruce Farrell, Director

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

Others: Mr. Anthony Priest, shareholder RPE

II. **RESIDENT PARTICIPATION:** Mr. Priest said he was interested in the L-4 space and was looking for a mutually beneficial relationship with River Place North. Ms. Pitz then volunteered to be the contact person to work with Mr. Priest.

III. **APPROVAL OF AGENDA:**

MOTION: Mr. Miller moved, Mr. Nachtwey seconded, to approve the agenda as presented. The motion passed unanimously (6-0-0).

IV. **APPROVAL OF MINUTES:**

MOTION: Mr. Nachtwey moved, Ms. Pitz seconded, to approve the minutes of August 16, 2011 as amended. The motion passed unanimously (6-0-0).

IV. **REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:**

Mr. Foschi reported on the following items:

- The fire alarm inspection is scheduled for October 24th.
- Mario finished getting boilers ready for inspection. The permit expires October 31st.
- Quarterly taxes were paid.

V. **REPORTS:**

A. **President:** Mr. Ali suggested that Mr. Dibley continue as OA representative and that he submit written reports. He added that the Board can send him feedback through Mr. Foschi. Next, Mr. Ali said that Mr. Farrell was resigning his seat on the Board and that Mr. David Weinberg can accept the position in November. Turning to OA issues, Mr. Ali said that River Place should not be responsible for fixing damage to the pavement made by Arlington County. He also asked for a status report on the sewer project. Mr. Nachtwey added that River Place North should ask the OA to bid out insurance coverage.

- B. Treasurer: Mr. Spell reported that operating cash total was \$154,442 and the replacement reserves balance was \$1.3 million. He also said that it should take one month for the new advisor to be established. Mr. Foschi then discussed delinquencies and presented the Variance Report (attached).
- C. OA Report: Discussed in President's report.

[The Board recessed from 6:58 p.m. to 7:11 p.m.]

- D. Manager's Report: In Board package.

VI. **NEW BUSINESS:**

- A. Units Delinquent:

9/20/2011 ACTION 1: Mr. Foschi will ask Seth Stark to draft a motion and get information RPN needs to cancel a proprietary lease.

9/20/2011 ACTION 2: Mr. Nachtwey will find out how the OA forecloses on parking spaces.

9/20/2011 ACTION 3: Ms. Pitz will get clarification on River Place North bylaws regarding a foreclosure.

9/20/2011 ACTION 4: Mr. Foschi will send the bill to Acacia for the second delinquent unit.

VII. **OLD BUSINESS:**

- A. L-4 Status: The Board agreed to allow Ms. Pitz to negotiate with Mr. Priest on the lease and the term of abatement.

- B. 2012 Reserve Study: Mr. Foschi said that he sent responses to questions from FEA.

[Mr. Nachtwey left the meeting at 8:17 p.m.]

- C. Elevator Refurbishment: Mr. Foschi said he is getting 3 bids to buff out the elevator doors and that he called the service company to fix elevator #2. Mr. Spell suggested giving the company film with dates and times to show what happens.

- D. Trash Corral: Mr. Foschi said that materials will be delivered tomorrow and the project should be finished in mid October.

- E. Party Room Updates: Mr. Spell said he had no updates on the front lobby.

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

VIII. **EXECUTIVE SESSION:**

MOTION: Mr. Turman moved, Ms. Pitz seconded, to adjourn the open meeting and convene an Executive Session at 8:26 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

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

9/20/2011 ACTION 1: Mr. Foschi will ask Seth Stark to draft a motion and get information RPN needs to cancel a proprietary lease.

9/20/2011 ACTION 2: Mr. Nachtwey will find out how the OA forecloses on parking spaces.

9/20/2011 ACTION 3: Ms. Pitz will get clarification on River Place North bylaws regarding a foreclosure.

9/20/2011 ACTION 4: Mr. Foschi will send the bill to Acacia for the second delinquent unit.