

MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
October 18, 2011  
1121 Arlington Boulevard  
Party Room, Lobby Level  
Arlington, Virginia 22209

I. CALL TO ORDER: President Hashmat Ali called the meeting to order at 6:05 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

Directors Absent: Mr. Bruce Farrell, Director

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

II. RESIDENT PARTICIPATION: None.

III. APPROVAL OF AGENDA:

**MOTION:** Mr. Spell moved, Ms. Pitz 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 September 20, 2011 as presented. The motion passed unanimously (6-0-0).

V. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

Mr. Foschi reported on the following items:

- The heat will be ready and available on Thursday.
- The fire alarm will be tested on Monday, October 24<sup>th</sup>.

VI. REPORTS:

A. President: Mr. Ali said a meeting was held on October 12<sup>th</sup>. He cited his handout on consultants who can study the value of the property and develop a plan for redevelopment to present to landowners for their review. He also said that David Weinberg agreed to fill the vacant Director's position in November with the Board's approval.

B. Treasurer: Mr. Spell reported that the operating cash total was \$180,141 and the replacement reserves balance was \$1,302,858 for a total of \$1,495,677. He also said that money will be transferred from the operating account. Mr. Foschi then discussed delinquencies and presented the Variance Report (attached).

C. OA Report: Mr. Dibley's report was included in the Board package. Mr. Nachtwey said that his suggestion about getting bids on insurance was not covered. He also said that Mr. Dibley should be at the meetings of the North Board to represent their concerns and that the OA Board should be consolidated.

**MOTION:** Mr. Turman moved, Mr. Spell seconded, to approve Mr. Turman as an alternate representative to the OA. The motion passed unanimously (6-0-0).

D. Manager's Report: Included in the Board package. Mr. Foschi added that the trash corral should be finished by October 30<sup>th</sup> and that the pest control treatment seems to be working.

VII. **NEW BUSINESS:**

A. Units Delinquent: Mr. Foschi said that he asked for advice from Seth Stark, who was working on a proposal, and suggested replacing Brian Bichy with Jennifer Neeland, who is licensed in Virginia and knows condominium law. He also said that David Hilton was the registered agent of the Corporation and should appear in all correspondence. Ms. Pitz added that the bylaws said that the Board can deny non-essential services to delinquencies over sixty (60) days.

B. Requests from Haute Papier: Mr. Foschi, referring to the letter from Haute Papier, said that 3 points can be addressed: the leak from the toilet overflow, the repair/removal of the loose wall, and the door latch. Mr. Spell said that the Board should reimburse \$450 for painting. Mr. Ali said that November should be free.

**MOTION:** Mr. Spell moved, Mr. Nachtwey seconded, to reimburse Haute Papier \$840 for damages from the plumbing leak. The motion passed (5-0-1) with Mr. Miller abstaining.

VIII. **OLD BUSINESS:**

A. L-4 Status: Ms. Pitz said that she discussed 3 options with Mr. Priest.

**MOTION:** Mr. Spell moved, Mr. Ali seconded, to accept option #3: a 3-year lease with a 6-month ramp up capping after year 2 at \$2,500 a month. The motion passed unanimously (6-0-0).

B. 2012 Reserve Study: Mr. Foschi said that he sent the Board the 1<sup>st</sup> draft and asked for feedback.

C. Elevator Refurbishment: Mr. Foschi said he received 1 bid for buffing out the doors and is waiting for 2 more.

D. Party Room Updates: Mr. Spell said couches and tables are in and that the console table should be in by next meeting.

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

IX. **EXECUTIVE SESSION:**

**MOTION:** Mr. Miller moved, Mr. Nachtwey seconded, to adjourn the meeting at 8:06 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.