

**MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
February 21, 2012  
1121 Arlington Boulevard  
Party Room, Lobby Level  
Arlington, Virginia 22209**

I.           **CALL TO ORDER:** President Hashmat Ali called the meeting to order at 6:07 p.m.

Directors Present:       Mr. Hashmat Ali, President  
                              Mr. Raymond Miller, Vice President  
                              Mr. Andrew Spell, Treasurer  
                              Ms. Jennifer Pitz, Secretary  
                              Mr. David Weinberg, Director

Directors Absent:       Mr. Don Nachtwey, Director  
                              Mr. Robert Turman, Director

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

Others:                 Mr. Anthony Priest, RP Storage

II.           **UPDATE ON RP STORAGE:** Mr. Priest gave an update on RP Storage and said that of the 12 tenants, 6 are from the North building and 40 bins can be rented. He then cited the original lease and suggested changing the end date from October to November. Implementation of the lease will be delayed one month.

**MOTION:**       **Ms. Pitz moved, Mr. Weinberg seconded, to have Mr. Foschi modify the lease for RP Storage and return it to the Board for approval at the next meeting. The motion passed unanimously (5-0-0).**

[Mr. Priest left the meeting at 6:17 p.m.]

III.          **APPROVAL OF AGENDA:**

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

IV.          **APPROVAL OF MINUTES:**

**MOTION:**       **Mr. Spell moved, Mr. Miller seconded, to approve the minutes of January 17, 2012 as amended. The motion passed unanimously (5-0-0).**

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

- Official notice of the 30<sup>th</sup> Annual Meeting will be sent out by 2/24/2012. The meeting will be held on March 20 and vote counting will be done by the League of Women Voters. Two assessment vouchers of \$250 will be given to encourage voting.
- Seth Stark was instructed not to conduct transfers in March.

VI.          **REPORTS:**

A.           **President:** Mr. Ali said that the fraying west entry carpet edge was a trip hazard and spots were soiled outside the recycling and trash rooms.

**2/22/2012 ACTION 1: Mr. Foschi will have west entry carpet edges repaired and spots outside the recycling and trash rooms cleaned.**

B. Treasurer: Mr. Spell reported that operating cash total was \$206,596; the replacement reserves balance was \$1,451,166 and contributions have been transferred. Mr. Foschi then discussed delinquencies and presented the January 2012 Variance Report (attached). In terms of delinquencies, a lien was filed for Unit ###; the owner of Unit ### filed for bankruptcy; and an attorney was appointed for Unit ### and all assessments were paid through the fiscal year.

C. OA: Attached. Ms. Spell suggested that the OA replace pool furniture.

**2/22/2012 ACTION 2: Mr. Foschi will email Mr. Dibley asking him to discuss replacing pool furniture at the next OA meeting.**

D. Manager's Report: In Board package.

VII. **NEW BUSINESS:**

A. Budget Review: Mr. Spell cited the draft budget and the Board discussed modifications.

**MOTION: Ms. Pitz moved, Mr. Miller seconded, to approve the 2012-13 budget. The motion passed unanimously (5-0-0).**

VIII. **OLD BUSINESS:**

A. Party Room Upgrade: Mr. Spell said that the remaining issues were the floor and the bar. He also said that the old floor could be refinished with flooring from Unit 605 which needs to be upgraded.

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

IX. **ADJOURNMENT:**

**MOTION: There being no further business, the Board adjourned the open meeting at 8:00 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**

**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.**

**Completed: Management received a proposal from Mr. Stark and it was sent (11/07/11) to the board via email for consideration.**

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

**9/20/2011 ACTION 4: Mr. Foschi will send the bill to Acacia for the second delinquent unit. Completed: The owner got a new tenant, letter has been sent to the tenant to collect rent starting November 1. We will keep the Board informed in case the tenant does not comply.**

2/22/2012 ACTION 1: Mr. Foschi will have west entry carpet edges repaired and spots outside the recycling and trash rooms cleaned.

2/22/2012 ACTION 2: Mr. Foschi will email Mr. Dibley asking him to discuss replacing pool furniture at the next OA meeting.