

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
30th ANNUAL MEETING

March 20, 2012

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

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

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

Directors Absent: Mr. Don Nachtwey, Director

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

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

III. PROOF OF NOTICE: Mr. Ali stated that notices of the Annual Meeting were sent out on January 15, 2012 and again on February 23, 2012.

IV. READING AND APPROVAL OF MINUTES:

MOTION: It was MOVED and SECONDED to dispense with the reading of the Minutes of the March 15, 2011 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 AND STAFF: Mr. Ali introduced the current Board members and management staff.

VII. REPORTS:

A. President: Mr. Ali reported on the following projects that have been completed in 2011-2012:

- Roof recoating of N and W wings
- Refurbishment of elevators bronze panels
- Cleaning of all carpets
- Replacement of front lobby furniture
- Renting of L-4 commercial space
- Upgrade of trash corral
- New reserve study

He added that the upgrade of the party room, roof and terrace replacement of the SE and SW wings are in progress.

B. Treasurer: Mr. Spell reported that there will be an assessment increase of 0.62%. Sources of income, he said, were mainly assessments, the laundry room decoration fee, and rental income. Expenditures consisted of utilities (highest costs), administrative costs, personnel, contract services, repairs & maintenance. Mr. Spell also said that the Corporation was contributing slightly more to reserves. Mr. Turman added that the Board wanted to limit increases in assessments in the future and have a good amount in reserves to attract lenders.

C. OA: Mr. Turman read the report from Mr. Dibley, the outgoing OA representative, citing the accomplishments of the OA: structural work in the WP garage, emergency asphalt repairs, improvement to the Entertainment Center, and the playground project. He also said that parking assessments will not increase. He listed improving signage, repairing garage doors, repaving asphalt and enhancing lighting at the Entertainment Center as major projects for the coming year.

VIII. ELECTION OF BOARD MEMBERS: Mr. Ali said that there were 3 vacancies and 3 candidates: Jennifer Pitz, Don Nachtwey, and Andrew Spell.

MOTION: It was MOVED and SECONDED to accept the 3 candidates to fill the 3 vacancies on the Board. They were approved by acclamation.

Mr. Ali also said that Mr. Weinberg was appointed to fill a vacancy for 1 year and the Board wanted to appoint him for another year until his seat comes up for election in 2013.

MOTION: Mr. Ali moved, Mr. Miller seconded, to extend Mr. Weinberg's term to March 30, 2013. The appointment was approved by acclamation.

IX. DRAWING: Andrew Spell #721 and Larry and Marianne Hornstein #139 won the drawing.

X. ADJOURNMENT:

MOTION: Ms. Joyner moved, Mr. Miller seconded, to adjourn the 30th Annual Meeting of River Place North at 8:43 p.m. There were no objections.

SUBMISSION OF MINUTES

**Barbara Seaman,
Recording Secretary**

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