

**MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
July 17, 2012  
1121 Arlington Boulevard  
Party Room, Lobby Level  
Arlington, Virginia 22209**

I.           **CALL TO ORDER:** President Hashmat Ali called the meeting to order at 6:02 p.m.

Directors Present:       Mr. Hashmat Ali, President  
                              Mr. Raymond Miller, Vice President  
                              Mr. Andrew Spell, Treasurer  
                              Mr. David Weinberg, Director  
                              Mr. Robert Turman, Director [late]

Directors Absent:        Ms. Jennifer Pitz and Mr. Don Nachtwey.

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

II.           **APPROVAL OF AGENDA:**

**MOTION:**       **Mr. Spell moved, Mr. Miller seconded, to approve the agenda as written. The motion passed unanimously (4-0-0).**

III.           **APPROVAL OF MINUTES:**

**MOTION:**       **Mr. Spell moved, Mr. Weinberg seconded, to approve the minutes of June 19, 2012 as amended. The motion passed (4-0-0).**

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

- The trash compactor was serviced.
- In keeping with the lease agreement, the rent on the MOECA space will increase by 3% on August 14.
- Coin Mat was given notice and Mac Grey will begin the new laundry system in October.

V.           **REPORTS:**

A.           **President:** Mr. Ali reported that the River Place appraisal report was submitted and will be circulated to the Board.

[Mr. Turman arrived at 6:21 p.m.]

B.           **Treasurer:** Mr. Spell reported that operating cash was \$146,014; replacement reserves were \$1,551,910; and total operating cash and reserves were \$1,710,502.

Mr. Foschi discussed the June 2012 Variance Report.

C.           **OA:** Mr. Turman reported that the OA discussed the following matters:

- Draft of the investment policy based on the East and North buildings' policies.
- Renewal of the insurance policy.
- The gym task force which has grown into the River Place Improvement Committee.
- Electric car chargers available for residents.
- Task force on increasing the value of the property.

- Responsibility for repairs to the Village.

D. Manager's Report: In Board package.

VI. **NEW BUSINESS:**

A. Gym Task Force: Mr. Spell said that the Task Force will meet quarterly to discuss improvements to the space as well as maintenance, equipment, storage, classes, and other topics to promote the use of the Entertainment Center and the sense of community.

B. Package Logging Ideas: Mr. Foschi said that the best option to improve the system was NOTIFII which was also the cheapest and simplest web-based package management and notification service. The system costs \$59/month and requires a scanner, printer and IPAD.

**MOTION: Mr. Spell moved, Mr. Miller seconded, to approve up to \$1200 for setup equipment of 2 scanners, 2 printers and an IPAD. The motion passed unanimously (5-0-0).**

C. Gas Supply Contract: After the March expiration of the contract, the corporation has been paying \$2.84/deka therm. Mr. Foschi suggested keeping this rate for now and signing a contract in August that will begin in September.

VII. **OLD BUSINESS:**

A. Units Delinquent: The Board decided to take action on the 2 units and resolved to appoint Seth Stark as sole agent for conducting negotiations.

**MOTION: Mr. Weinberg moved, Mr. Miller seconded, to appoint Seth Stark as sole agent representing River Place North for conducting negotiations on the sale of Unit XXX-1. The motion passed unanimously (5-0-0).**

**MOTION: Mr. Miller moved, Mr. Weinberg seconded, to appoint Seth Stark as sole agent representing River Place North for conducting negotiations on the sale of Unit XXX-2. The motion passed unanimously (5-0-0).**

B. Party Room Upgrade: No update.

C. 11<sup>th</sup> Floor Items: Mr. Miller said that everything was proceeding as expected and within budget and that he will have a report at the next meeting.

D. Main Air Handling Unit Overhaul: Mr. Foschi received proposals from FEA (\$10,000), EnviroTech (\$9700) and J. Wyble & Assoc. (\$15,000) for a consultant to develop the specs and oversee the project. EnviroTech will include a report with different options to improve efficiency.

**MOTION: Mr. Spell moved, Mr. Miller seconded, to approve the EnviroTech proposal for the overhaul of the main air handler. The motion passed unanimously (5-0-0).**

E. Action Items Update: All completed.

VIII. **EXECUTIVE SESSION:**

**MOTION: Mr. Weinberg moved, Mr. Miller seconded, to adjourn the open meeting at 8:09 p.m. and convene an Executive Session. There were no objections.**

**SUBMISSION OF MINUTES**

Barbara Seaman,  
Recording Secretary

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