

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

I. CALL TO ORDER: Vice President Raymond Miller called the meeting to order at 6:08 p.m.

Directors Present: Mr. Hashmat Ali, President [late]
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer
Ms. Jennifer Pitz, Secretary
Mr. David Weinberg, Director
Mr. Robert Turman, Director
Mr. Don Nachtwey, Director

Directors Absent: None.

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

II. APPROVAL OF AGENDA:

MOTION: Mr. Weinberg moved, Ms. Pitz seconded, to approve the agenda as written. The motion passed unanimously (5-0-0).

[Mr. Ali arrived at 6:10 and Mr. Spell arrived at 6:11 p.m.]

III. APPROVAL OF MINUTES:

MOTION: Mr. Miller moved, Mr. Turman seconded, to approve the minutes of July 17, 2012 as amended. The motion passed (6-0-1) with Mr. Nachtwey abstaining

IV. RESIDENT PARTICIPATION: The owner of Unit XXX said that the window in his unit was defective and the frame was separating from the glass. He estimated the cost of taking it out and reassembling it as less than \$500. Mr. Ali said that the insurance deductible for the umbrella policy was more than that and was carried by the OA for big claims not for individual ones. He also said that the corporation paid to replace all windows, but after the warrantee expired, the governing documents dictate that they were the owner's responsibility. He also said that the shareholder can make suggestions for the Board to consider and they will review the bylaws.

V. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

- MOECA was sent a reminder of the 3% increase in rent.

VI. REPORTS:

A. President: Mr. Ali reported that he will continue to keep the Board informed on the River Place redevelopment.

B. Treasurer: Mr. Spell reported that operating cash was \$42,473; replacement reserves were \$1,679,205; and total operating cash and reserves were \$1,812,000.

Mr. Foschi discussed the delinquency report and the July 2012 Variance Report.

C. OA/Gym Task Force Report: Mr. Turman had no report. Mr. Spell said the Gym Renovation committee received recommendations on equipment and would try moving foosball and ping pong tables to the multi-purpose room for circuit training space. He also said that the committee was taking suggestions from users on clustering equipment. He asked for the Board's approval to email a survey.

D. Manager's Report: In Board package.

VI. **NEW BUSINESS:**

A. Gas Supply Contract: Mr. Foschi compared Washington Gas, Constellation, and Bolinger on gas prices. He said that the corporation can sign a new contract next month that will start in October.

B. Elevator Floors: Mr. Foschi said that the elevator floors were cracked and should be replaced with tiles matching the lobby. He also said that the reserve study projected elevator interiors to be done in 2 years. Mr. Ali said that the elevator landings should also be done and the work done now that there is money for it. Mr. Spell suggested trying the tile on one floor to see how it looks.

MOTION: Ms. Pitz moved, Mr. Weinberg seconded, to install tile #D4137 Crème Fresh in the first floor lobby. The motion passed unanimously (7-0-0).

C. Loading Dock Canopy: Mr. Foschi said he received 3 proposals to replace the ripped canopy that has not been replaced in 3-4 years.

MOTION: Ms. Pitz moved, Mr. Miller seconded, to approve the Capitol Canopies proposal for \$1300 to replace the loading dock canopy. The motion passed unanimously (7-0-0).

D. West Exit Canopy:

MOTION: Ms. Pitz moved, Mr. Miller seconded, to approve up to \$1400 to replace the West exit canopy at Mr. Foschi's discretion. The motion passed unanimously (7-0-0).

E. Main Entrance Upgrade: Mr. Foschi said that the door frame is bad and has old hinges. He will get an estimate on sensors as well as sliding doors and other options.

F. ATM Proposal: Mr. Foschi said an ATM can be installed on a 6-month trial at no cost and can bring in \$2500-\$3000/year. The Board agreed to a fee of \$2.75 per transaction.

VII. **OLD BUSINESS:**

A. Legal Counsel/Units Delinquent: Mr. Stark proposed holding the foreclosure auction on October 24 at 2:00 or 2:15 in front of the North building. The Board agreed to time and place but not to the location. Mr. Ali said that it should be a place with public access.

B. Party Room Upgrade: No update.

C. 11th Floor Items: Mr. Miller said that drawings were sent to the County for approval and should get an answer by next month. Ms. Pitz suggested deciding on changes to the laundry area at the next meeting.

D. Main Air Handling Unit Overhaul: No updates.

E. Action Items Update: All completed.

VIII. **ADJOURNMENT:**

MOTION: Mr. Weinberg moved, Ms. Pitz seconded, to adjourn the open meeting at 7:51 p.m. There were no objections.

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

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