

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
September 18, 2012
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: President Ali called the meeting to order at 6:00 p.m.

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

Directors Absent: Mr. David Weinberg and Mr. Don Nachtwey.

Management: Ms. Leila Riahi, Assistant Manager

Others: Mr. Waquas Ali.

II. APPROVAL OF AGENDA:

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

III. APPROVAL OF MINUTES:

MOTION: Mr. Spell moved, Ms. Pitz seconded, to approve the minutes of August 21, 2012 as amended. The motion passed unanimously (5-0-0).

IV. RESIDENT PARTICIPATION: Mr. Waquas Ali said he was observing.

V. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

- Annual registration with the state corporation commission is due. Mr. Ali said that Seth Stark should be the registered agent.
- Heating will be ready by October 15th.
- Fire extinguishers will be inspected on October 14th.
- Semi-annual in-unit maintenance begins on October 10th.

VI. REPORTS:

A. President: Mr. Ali reported that the appraisal of River Place as a whole will be revised to include the commercial and parking areas. He has also asked Mr. Foschi to review employee health and dental insurance options. He added that some residents are not happy with non-working machines during transition to the new laundry company. In response to Mr. Ali's suggestion that Board members take turns conducting meetings, Ms. Pitz volunteered for October, Mr. Miller for November, Mr. Spell for January, Mr. Turman for February, and Mr. Ali for the Annual Meeting in March.

B. Treasurer: Mr. Spell reported that operating cash was \$81,073; replacement reserves were \$1,666,531; and total operating cash and reserves were \$1,760,182.

Mr. Spell then discussed the August 2012 Variance Report.

C. OA Report: Mr. Turman said that Mr. Miller will be his replacement at the October 4, 2012 OA meeting. He also referred the Board to the investment policy which was similar to the policies of the North and the East Corporations. Mr. Ali said that we all agree that the River Place grounds should be maintained properly. Mr. Turman said that it was suggested that Mr. Nachtwey walk the grounds with the site manager. Mr. Turman said another issue that was tabled was liability for snow removal if buildings are responsible for clearing sidewalks.

D. Gym Task Force: Mr. Spell reported that there were 54 responses to the survey out of 432 units. He said that over 70% were satisfied and there were several positive comments on staff. The survey data will be used to determine what new equipment to add.

E. Manager's Report: No comments.

VII. **NEW BUSINESS:**

A. Gas Supply Contract: The Board agreed to a 1-year contract with Hess.

B. Elevator Floors: Mr. Spell suggested finishing the 1st floor for now and hiring a decorator to do a whole plan.

C. Main Entrance Upgrades:

MOTION: Ms. Pitz moved, Mr. Ali seconded, to approve \$16,000 for entrance doors to be chosen at the discretion of the building manager. The motion passed unanimously (5-0-0).

D. Space for Bicycles: Tabled to the next meeting.

E. Current Laundry Services: Ms. Pitz said that the Board must select flooring.

VIII. **OLD BUSINESS:**

A. Unit ### Opportunity: Mr. Ali suggested renting the unit until it can be sold at a profit. Mr. Turman suggested making a lower offer than the one listed and coming up.

B. Party Room Upgrade: There was no update.

C. 11th Floor Items: Mr. Miller said he will have a full report at the next meeting.

D. Main Air Handling Unit Overhaul: No updates were presented.

E. Action Items Update: All completed.

IX. **ADJOURNMENT:**

MOTION: Ms. Pitz moved, Mr. Spell seconded, to adjourn the open meeting at 8:17 p.m. The motion passed unanimously (5-0-0).

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

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