

**MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
31st ANNUAL MEETING
March 19, 2013
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 February 22, 2013.

IV. **READING AND APPROVAL OF MINUTES:**

MOTION: It was **MOVED** and **SECONDED** to dispense with the reading of the minutes of the March 20, 2012 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 2012-2013:

- Installed new laundry machines and decorated room.
- Replaced loading dock and west exit canopy.
- Installed ATM in basement.
- Replaced expansion tank on cooling tower.
- Upgraded WiFi.
- Replaced front doors.
- Instituted new package delivery system.

He added that the overhaul of the main air handling unit, upgrade of the party room, replacement of SE and SW roof and SE and SW terrace floor wings were in the process of completion.

B. Treasurer: Mr. Spell reported that there will be an assessment increase of 2.5% because the budget was \$40,000 higher than last year without the addition of the laundry room decoration fee. Sources of income, he said, were mainly assessments, and income from renting the basement and sub-basement. Expenditures consisted of utilities (highest costs), administrative costs, personnel, contract services, and repairs & maintenance. Mr. Spell also said that the Corporation was earning better interest on investments because the Board hired an independent investment advisor.

C. OA: Mr. Turman said that Mr. Spell was a member of the Entertainment Center Revitalization Committee that was responsible for good improvements. He also said that there was a change in OA management and that the interim manager has created quarterly flyers. Mr. Weinberg added that the County was finishing the sewer project and the OA will fix the perimeter fence. Mr. Turman also said that the OA would remove some spaces to widen parking spaces.

VIII. ELECTION OF BOARD MEMBERS: Mr. Ali said that there were 4 vacancies and 6 candidates. The preliminary results indicate that Mr. Ali, Mr. Miller, Mr. Turman and Mr. Weinberg were re-elected.

IX. DRAWING: Mr. Ali, Unit #510, and Jerome and Virginia Greiner, Unit #415, won the drawing.

X. ADJOURNMENT:

MOTION: It was MOVED and SECONDED to adjourn the 31st Annual Meeting of River Place North at 7:41 p.m. There were no objections.

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

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