

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING

May 21, 2013
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: Mr. Ali called the meeting to order at 6:11 p.m.

Directors Present: Mr. Hashmat Ali, President
Mr. Andrew Spell, Treasurer
Ms. Jennifer Pitz, Secretary [arrived 6:15]
Mr. Robert Turman, Director
Mr. David Weinberg, Director

Directors Absent: Mr. Don Nachtwey, Director
Mr. Raymond Miller, Vice President

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

Residents/Shareholders; Mr. Brad Niessen, shareholder.

II. RESIDENT PARTICIPATION: None.

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF MINUTES:

MOTION: Mr. Turman moved, Mr. Spell seconded, to approve the Minutes of April 16. The motion passed unanimously (6-0-0).

V. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

- No major projects for the next 3 months.

VI. REPORTS:

A. President: Mr. Ali said that Mr. Nachtwey has sent in his resignation and the Board will address replacing him in New Business.

B. Treasurer: Mr. Spell reported that operating cash was \$87,727; operating reserves were \$12,578. He also said that replacement reserves totaled \$1,799,469; total operating cash and reserves were \$2,004,508. Mr. Foschi then discussed March 2013 Variance Report.

C. OA Report: Mr. Weinberg reported that the OA was fixing leaks by the pool but they did not discuss pool furniture. He also said that there was a landscaping issue near the Lutheran College at the East building. He added that signs were being installed and the

parking lot was being re-stripped to enlarge small spaces belonging to the OA. They were also trying to resolve the fence issue with Monday Properties without involving lawyers.

D. Manager's Report: Mr. Foschi cited his report.

VII. NEW BUSINESS:

A. Replacement of Director: Mr. Ali said that the Board appreciates Mr. Nachtwey's service. Mr. Brad Niessen has agreed to serve the remainder of Mr. Nachtwey's term.

MOTION: Mr. Spell moved, Ms. Pitz seconded, to nominate Mr. Brad Niessen to serve the remainder of Mr. Nachtwey's term until March 2014. The motion passed unanimously (6-0-0).

B. NCB Offer: Mr. Ali said that NCB has agreed to sell Unit 730 to the corporation and Mr. Niessen volunteered to serve as liaison to complete the transaction.

MOTION: Ms. Pitz moved, Mr. Weinberg seconded, to nominate Mr. Niessen to act as liaison with the bank in the sale of Unit 730. The motion passed unanimously (6-0-0).

VIII. OLD BUSINESS:

A. Building Visitor Entry System: Mr. Foschi cited procedures sent to the Board.

MOTION: Mr. Spell moved, Ms. Pitz seconded, to approve the procedures to transition to the new Building Visitor Entry System. The motion passed unanimously (7-0-0). Mr. Spell then moved and Ms. Pitz seconded a friendly amendment to approve the procedures contingent upon the Board submitting comments by May 28. The amendment passed unanimously (7-0-0).

B. Floors of the Elevator and First Floor: Mr. Foschi presented proposal for elevator corridors, floors, carpet and wallpaper. Ms. Pitz suggested that since the project was not due for 2 years, another designer might be found to give other options. She also suggested that Ms. Riahi contact the designer she knows.

C. Eleventh Floor Items: Ms. Pitz said that photos of the space can be taken and sent out to architectural schools and the winning student can get it for free like a contest. The matter was then tabled until February 2014.

D. Bicycle Space: Ms. Pitz presented 3 options for the space and recommended option #2.

MOTION: Ms. Pitz moved, Mr. Niessen seconded, to allocate up to \$4500 for option #2. The motion passed unanimously (7-0-0).

E. Party Room Upgrades: Tabled.

F. Review of Bylaws on Tenant/Shareholder Responsibilities: Tabled to end of August.

IX. EXECUTIVE SESSION:

MOTION: Mr. Weinberg moved, Mr. Turman seconded, to adjourn the open meeting at 8:31 p.m. and convene an Executive Session to discuss personnel matters. The motion passed unanimously (7-0-0).

SUBMISSION OF MINUTES

Barbara Seaman,
 Recording Secretary

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

May 2013 variance Report

Income variance report over \$1000

Also includes notes on possible trends

Includes Month to Date (MTD) and Year to Date (YTD)

ACCOUNTS	MTD Current/Budget YTD Current/Budget Will Round	FAVORABLE/(UNFAVORABLE)
Operating Assessments	MTD 139 K/148 K YTD 139M/148M	(9K)– Assessments
Rental Inc. Office	MTD 0K/3.1K YTD 0K/3.1K	3.1K- May payment deposited in June
Rental Sub-basement	MTD 1.9K/ 3.5K YTD1.8K/3.5K	(1.5K)- HP Check deposited in June
Gas	MTD 16K/ 4K YTD 16K/4K	(12K)-Natural gas
Air Conditioning	MTD 1.5K/0.4K YTD 1.5K/0.4K	(1K)- Two months AC and Water service paid
Controls	MTD 3 K/0.4K YTD 3K/0.4K	(2.6K)- Chiller # 2 repairs