

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING

June 18, 2013
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: Mr. Ali called the meeting to order at 6:05 p.m.

Directors Present: Mr. Hashmat Ali, President
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer (arrived at 6:09 p.m.)
Ms. Jennifer Pitz, Secretary
Mr. Robert Turman, Director (arrived at 6:20 p.m.)
Mr. David Weinberg, Director

Directors Absent: Mr. Brad Niessen, Director

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

II. RESIDENT/SHAREHOLDER PARTICIPATION: None.

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF MINUTES:

MOTION: Mr. Miller moved, Mr. Weinberg seconded, to approve the Minutes of February 19, 2013 as presented. The motion passed unanimously (4-0-0).

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to approve the Minutes of May 21, 2013 as amended. The motion passed unanimously (4-0-0).

V. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

Mr. Foschi said he changed the reserve project form to include the engineer's comments and that some reserve items not requiring attention are marked "as needed." He also said that on the calendar for June were window washing, real estate taxes for #605, and the overhaul of the trash compactor.

VI. REPORTS:

A. President: Mr. Ali said that the purchase of Unit 730 has been completed and was now in the Association's Legal Counsel's hands. He expected closing in a week. He suggested renting in the short-term while the Board decides whether to sell the unit.

B. Treasurer: Mr. Spell reported that total operating cash was \$199,265 and total replacement reserves were \$1,878,624. Mr. Foschi then discussed the May 2013 Variance Report and delinquencies.

C. OA Report: Mr. Turman referred to the article in *Arlington Now* that discussed the fence but did not contact anyone at River Place about it. He also said that there will be no increases in OA assessments and that River Place South members asked the OA Board to reconsider the rent paid to the South building for the Entertainment Center. The North Board agreed that the rent should stay the same. Mr. Turman suggested recommending that the South building do its own analysis of the value to the community vs. renting. In terms of the fence, Mr. Turman concluded that the North Board wanted Monday Properties to create a walking path. He also had no update on signage. He added that the Assistant Manager of the OA was being promoted to the position of OA Site Manager. He cited plans for the garage overlooking the monument by the contractors' lot.

D. Manager's Report: Mr. Foschi said that the main air handling unit project will be moved to the fall. He also said that bike room racks should arrive soon.

VII. NEW BUSINESS:

A. Roof and Terrace Replacement for SE and SW Wings: Mr. Foschi said that the consultant proposal from FEA was \$5,400 and, if the terrace is added, will cost \$9,000.

MOTION: Mr. Spell moved, Mr. Turman seconded, to approve the FEA proposal for consulting for roof and terrace replacement. The motion passed unanimously (6-0-0).

VIII. OLD BUSINESS:

A. Building Visitor Entry System: The Board discussed revisions to the notice on the conversion to key fobs that will be sent out as well as included in the resale package.

B. Floors of the Elevator and First Floor: The Board looked at samples. Ms. Pitz volunteered to go to the sample warehouse to help decide on a color scheme. She also suggested having a contractor put a sample of floor tiles, carpet, and walls in place.

C. Party Room Upgrades: Mr. Spell suggested hiring a contractor to do a build-out and a designer for colors.

ACTION: Mr. Foschi will look into contractors.

IX. EXECUTIVE SESSION:

MOTION: Mr. Weinberg moved, Mr. Turman seconded, to adjourn the open meeting at 8:02 p.m. and convene an Executive Session to discuss personnel matters. The motion passed unanimously (6-0-0).

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

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

June 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 146 K/148 K YTD 286M/297M	(2K)– Assessments
Laundry	MTD 0K/3.1K YTD 3.7K/7.3K	(3.6K)- June commission deposited in July. YTD on track to 07/16/13
Utilities	MTD 38K/ 44K YTD 83K/83K	5K- Elect. savings
Boiler repairs	MTD 1.2K/ 0K YTD 1.2K/40K	(1.2K)- Replace pump motor water heater #2
General repairs	MTD 3.9K/0.2K YTD 4.2K/0.4K	(3.7K)- New bicycle racks
Plumbing R& M	MTD 2 K/ 0K YTD 2K/0.5K	(1.7K)- Replace condensation line in storage room
Generator	MTD 1.7 K/ 0.1K YTD 1.7K/0.2K	(1.6K) – Generator repairs
Assessment OA	MTD 53 K/ 26.9K YTD 53.9K/53.9K	(26K)- May and June paid in June
Cont. To Reserve Acc.	MTD 22 K/ 38K YTD 38K/76K	(16K) – 22 K balance from operating account transferred to reserves. June and July contrib. to be deposited in July.