

MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING

July 16, 2013  
1121 Arlington Boulevard  
Party Room, Lobby Level  
Arlington, Virginia 22209

I. CALL TO ORDER: Mr. Ali called the meeting to order at 6:10 p.m.

Directors Present: Mr. Hashmat Ali, President  
Mr. Raymond Miller, Vice President [arrived at 6:54 p.m.]  
Mr. Andrew Spell, Treasurer  
Ms. Jennifer Pitz, Secretary  
Mr. Robert Turman, Director

Directors Absent: Mr. David Weinberg, Director  
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: Ms. Pitz moved, Mr. Turman seconded, to approve the agenda as presented. The motion passed unanimously (4-0-0).

IV. APPROVAL OF MINUTES:

MOTION: Ms. Pitz moved, Mr. Turman seconded, to approve the Minutes of June 18, 2013 as presented. The motion passed unanimously (4-0-0).

V. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

Mr. Foschi said that the trash compactor was checked. He also said that the lease for Haute Papier is expiring and that he will send a notice tomorrow.

VI. REPORTS:

A. President: Mr. Ali said that his report will be covered in the rest of the agenda.

B. Treasurer: Mr. Spell reported that total operating cash was \$180,740 and total replacement reserves were \$1,863,940. Mr. Foschi then discussed the June 2013 Variance Report and delinquencies.

C. OA Report: Mr. Turman said that although he missed the last meeting, he learned the broken MP garage door will be fixed when the insurance check comes in. He also said that George Doumar, attorney, sent a letter on behalf of the OA to Monday Properties about the walking path and was waiting for a response.

D. Manager's Report: Mr. Foschi cited his report in the Board package.

VII. NEW BUSINESS:

A. Roof and Terrace Replacement for SE and SW Wings: Mr. Foschi said that FEA was coming to do an assessment on Thursday.

B. Bulletin Board Proposal: Mr. Miller suggested putting up a bulletin board in the basement in front of the elevators. Mr. Foschi said the esthetics and location could be a problem. Mr. Miller said he will help Mr. Foschi research bulletin boards to present to the Board.

C. Modernizing Building Envelope: Mr. Ali referred the Board to options for covering the building as alternatives to tuck pointing. Mr. Foschi suggested having a presentation on possibilities.

VIII. OLD BUSINESS:

A. Building Visitor Entry System: Mr. Foschi said that the transition to the new system should be completed by the end of September.

B. Main Air Handling Unit Overhaul: Mr. Foschi said that the fall installation of the new coils should bring about utilities savings and better air flow.

C. Floors of the Elevator and First Floor: Ms. Pitz said that after the Board chooses a carpet and tile, then they can decide on colors.

IX. EXECUTIVE SESSION:

**MOTION: Mr. Spell moved, Mr. Miller seconded, to adjourn the open meeting at 7:50 p.m. and convene an Executive Session to discuss personnel matters. The motion passed unanimously (5-0-0).**

SUBMISSION OF MINUTES

Barbara Seaman,  
Recording Secretary

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

## July 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 156 K/148 K YTD 442 M/446 M	7K– Assessments
Laundry	MTD 7.2 K/3.6 K YTD 10.9 K/11 K	3.6K- June & July commissions deposited this period
Utilities	MTD 39 K/ 45 K YTD 122K/128K	5K- Elect. savings
Payroll	MTD 33 K/ 21K YTD 76 K/65 K	(11 K)- 3 payroll periods in July
Window cleaning	MTD 2.3 K/0 K YTD 2.3 K/0K	(2.3K)- Semi-annual window wash
Doors/Locksmith	MTD 1.2 K/0.2K YTD 1.2 K/0.6K	(1K)- Front sliding door repairs
Elevators	MTD 3 K/ 1.3K YTD 5.8K/4K	(1.9K) – 2 months of maintenance + a service call on weekend
Insurance	MTD 4 K/ 0.3K YTD 4K/0.9K	(3.7K)- D&O Premium paid
Cont. To Reserve Acc.	MTD 76 K/ 38K YTD 136 K/114K	(38K) – June and July contribution deposited in July. 22 K balance from operating account transferred to reserves.