

MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING

August 20, 2013  
1121 Arlington Boulevard  
Party Room, Lobby Level  
Arlington, Virginia 22209

I. CALL TO ORDER: Mr. Ali called the meeting to order at 6:03 p.m.

Directors Present: Mr. Hashmat Ali, President  
Mr. Raymond Miller, Vice President  
Mr. Andrew Spell, Treasurer [arrived 6:13]  
Ms. Jennifer Pitz, Secretary  
Mr. Robert Turman, Director  
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. Turman moved, Mr. Miller seconded, to approve the agenda as presented. The motion passed unanimously (5-0-0).

IV. APPROVAL OF MINUTES:

MOTION: Mr. Miller moved, Ms. Pitz seconded, to approve the Minutes of July 16, 2013 as amended. The motion passed unanimously (5-0-0).

V. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

Mr. Foschi said that Haute Papier signed a one-year lease with a 3% increase and that MOECA's lease is due for renewal in September. He also said that quarterly taxes were paid.

[Mr. Spell arrived at 6:13]

VI. REPORTS:

A. President: Mr. Ali cited the proposal from Barbara Seaman for minute taking.

MOTION: Ms. Pitz moved, Mr. Turman seconded, to authorize Mr. Ali to sign the contract with Barbara Seaman for minute taking services. The motion passed unanimously (6-0-0).

Mr. Ali also referred the Board to *Community Association Living*, an educational brochure for homeowners and Board members.

B. Treasurer: Mr. Spell reported that total operating cash was \$111,079 and total replacement reserves were \$1,861,040. He added that the corporation was in a healthy state. Mr. Foschi then discussed the July 2013 Variance Report and delinquencies.

C. OA Report: Mr. Turman said that there was not much new on the walking path. He also said that insurance was reviewed and that increasing limits on deductibles will not have much effect on the increased price. He added that the Board decided to keep the same insurance company. Mr. Turman also said that signs banning drinking will be posted at the

pool. In addition, he said, the Board discussed the work that should be done on Mr. Choi's property, the water at the pool, and the new site manager's lack of response to emails. They also addressed removing and painting speed bumps, reviewing and approving signs by building boards, and updating the River Place logo. Mr. Spell added that Entertainment Center Committee received 4 bids on remodeling and that the center will be closed for 4 weeks to do the work. Mr. Turman added that the Board was looking into holding exercise classes there.

VII. OLD BUSINESS :

A. Update on Unit #730: Mr. Ali said that the title company was taking a long time to do a title search and that a closing date has not yet been determined.

B. Bike Room: Mr. Miller said that the room looked good but it was hard to lift bikes onto the upper level. Mr. Spell said that owners of usually light-weight, expensive bikes wanted them out of the way. Mr. Foschi said that most residents like the racks.

VI. Reports-continued

D. Manager's Report:

Mr. Foschi said that a new primary contact engineer has been assigned for the Main Air Handling Unit project and that the plan is to begin in mid-fall.

VIII. NEW BUSINESS :

A. Rooftop Exhaust Fans: Mr. Foschi said that 2 fans need replacement and cited proposals.

**MOTION: Mr. Spell moved, Ms. Pitz seconded, to accept Densel's proposal to replace the 2 rooftop exhaust fans. The motion passed unanimously (6-0-0).**

VII. OLD BUSINESS-continued

C. Building Entry System: Mr. Foschi said that a letter with instructions will go out to shareholders the first week of September and that the system should be in place on October 1.

D. Floors of Elevator and First Floor: Ms. Pitz asked the Board to choose 3 carpet styles and select wood products later. The matter was tabled.

E. Roof and Terrace Replacement SE and SW Wings: The project is ongoing.

F. Bulletin Board: Mr. Foschi suggested upgrading the bulletin boards in the mailroom and laundry room.

G. Modernizing Building Envelope: Mr. Foschi said that a representative of Retro Wall will present samples with prices on the first week of September.

IX. EXECUTIVE SESSION:

**MOTION: Having no further business, the Board adjourned the open meeting at 7:40 p.m. to convene an Executive Session to discuss personnel matters. There were no objections.**

**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.