

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING

September 17, 2013
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. **CALL TO ORDER:** Mr. Ali called the meeting to order at 6:14 p.m.

Directors Present: Mr. Hashmat Ali, President
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer
Mr. Robert Turman, Director
Mr. David Weinberg, Director

Directors Absent: Ms. Jennifer Pitz, Secretary
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. Miller moved, Mr. Weinberg seconded, to approve the agenda as presented. The motion passed unanimously (5-0-0).

IV. **APPROVAL OF MINUTES:**

MOTION: Mr. Weinberg moved, Mr. Spell seconded, to approve the Minutes of August 20, 2013 as amended. The motion passed unanimously (5-0-0).

V. **REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:**

Mr. Foschi reported that registration for the state corporation commission was done on September 15, that the boiler was being readied for County inspection, real estate taxes will be sent soon and that most other items were on track.

VI. **REPORTS:**

A. **President:** Mr. Ali asked whether a renter can be on a River Place Board.

B. **Treasurer:** Mr. Spell reported that total operating cash was \$179,987; operating cash was \$135,824; and total replacement reserves were \$1,854,620. Mr. Foschi then discussed the August 2013 Variance Report and delinquencies.

September 17, 2013 ACTION ITEM #1- Mr. Foschi will check on why Banner Title is taking 2 months to complete the title search.

C. **OA Report:** Mr. Turman said that Mr. Lesnick was handling the matter of the walking path with the Monday Properties attorneys. He also said that the Board discussed making a bigger effort investing in the community. He added that the speed bump was removed, dead bushes were replaced with trees, and a new riding lawnmower was purchased. Mr. Spell suggested having better communication about the picnic on Labor Day and the additional 2 weekends that the pool was open. He added that the Entertainment Center Renovation Committee selected Monarc Construction and that the gym will be closed for 2 months starting about

October 1. Mr. Turman added that Gold's Gym was offering discounts for River Place residents during the remodeling.

D. Manager's Report:

Mr. Foschi cited his report in the Board packet.

VII. NEW BUSINESS:

A. Tenant Violation of Rules & Regulations: Mr. Foschi said that the problem with the tenant was escalating and affecting other residents. Mr. Ali suggested discussing options with the attorney.

[Mr. Weinberg left the meeting at 7:15 p.m.]

VIII. OLD BUSINESS:

A. Building Visitor Entry System: Mr. Foschi said that when the software for the system arrives, he will send out notices to residents.

B. Main Air Handling Unit Project: Mr. Foschi said that the installation process will take 2 weeks and will be done when the A/C is shut off.

C. Floors for Elevator and First Floor: Tabled.

D. Party Room Upgrades: Mr. Niessen, Chair of the project, is due back next month.

E. Roof and Terrace Replacement of SE and SW Wings: Mr. Foschi said that a pre-bid meeting was held with 4 contractors and the consultant from FEA and he expects bids within the next few weeks.

IX. EXECUTIVE SESSION:

MOTION: Mr. Miller moved, Mr. Ali seconded, to adjourn the open meeting at 7:27 p.m. and convene an Executive Session. The motion passed unanimously (5-0-0).

SUBMISSION OF MINUTES

**Barbara Seaman,
Recording Secretary**

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