

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING

May 20, 2014
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. Andrew Spell, Treasurer
Mr. David Weinberg, Director
Mr. Robert Turman, Director
Mr. Brad Niesen, Director

Directors Absent: Mr. Raymond Miller, Vice President
Ms. Jennifer Pitz, Secretary

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

Others: Ms. June Shea, Shea Studio

II. RESIDENT PARTICIPATION: None.

III. PRESENTATION by JUNE SHEA, SHEA STUDIO: Ms. Shea presented her plan for updating the party room space as well as the lobby and front entrance. She also suggested using modular furniture and a neutral base color and moving the kitchen for multifunctional use of the space.

[Ms. Shea left the meeting at 6:49 p.m.]

Mr. Niesen then suggested getting residents' input on a 10-minute survey.

IV. APPROVAL OF AGENDA:

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

V. APPROVAL OF MINUTES:

MOTION: Mr. Turman moved, Mr. Spell seconded, to approve the Minutes of April 15, 2014 as amended. The motion passed unanimously (5-0-0).

VI. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

Mr. Foschi reported that on May 1 the A/C was turned on. He also said that window washing was scheduled for June 2 and real estate taxes were paid.

VII. REPORTS:

A. President: Mr. Ali said that residents should be treated the same way regarding requests for keys. Mr. Weinberg said that although some summer interns may be orthodox and need keys in lieu of fobs, he is the only full-time, orthodox resident.

B. Treasurer: Mr. Spell reported that total operating cash was \$106,856; replacement reserves totaled \$1,590,011 and operating reserves were \$97,594. He added that total assets were \$1,946,917. Mr. Foschi then discussed the April 2014 Variance Report and delinquencies.

C. OA Report: Mr. Weinberg, who attended the last meeting, said that the Board discussed the new gym, maintenance issues around the property, and whether the County is responsible for the repairing the collapsed River Place South storm drain. Mr. Turman added that the walk path was still an issue and that a treasurers' meeting was being called to discuss economies of scale on building projects.

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

VIII. **NEW BUSINESS:**

A. Interruptible Gas Service Contract: Mr. Foschi said that he can request prices or wait until next month. The consensus of the Board was to wait.

B. Fire Alarm Replacement Proposals: Mr. Foschi said he was waiting for a third proposal and would present a comparison at the next meeting.

C. Leak Into Storage Area: Mr. Foschi said that FEA sent a proposal with several options for fixing the leak; however, Mr. Ali said that he can supply names of waterproofing companies that will do free estimates.

IX. **OLD BUSINESS:**

A. Tenant Violation of Rules and Regulations: The next court date is June 16.

B. Floors in Elevators and on First Floor: Mr. Turman suggested making and executing a plan and not doing things piecemeal.

C. Party Room Upgrades: Mr. Niesen estimated that the cost of a plan by Ms. Shea would be about \$1,000. Mr. Weinberg said that Ms. Shea should create a master plan with cost estimates and then the Board can approve the work in phases. Mr. Spell said that the consensus is for change, but that the project might cost as much as \$145,000. He suggested that the plan include elevators, lobbies, hallways and the mailroom. The Board agreed to go with Ms. Shea and get prices.

X. **ADJOURNMENT:**

MOTION: Mr. Weinberg moved, Mr. Ali seconded, to adjourn the meeting at 8:23 p.m. The motion passed unanimously (5-0-0).

SUBMISSION OF MINUTES

**Barbara Seaman,
Recording Secretary**

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

May 2014 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 150 K/152 K YTD 150 K/152 K	(2 K)– Assessments
Seller Statements	MTD 1.4 K/0.2 K YTD 1.4 K/0.2 K	1.1 – 6 units sold during May
Medical- Dental Ins.	MTD 0 K/ 3.2 K YTD 0 K/ 3.2 K	3.2 K– Month of May paid in April
Convactor Supplies	MTD 1.4 K/ 0 K YTD 1.4 K/0K	(1.4 K) – Enzyme treatment
Safety Material	MTD 6.7 K/ 0.742 K YTD 6.7 K/ 0.742 K	(5.9 K) – New circuit panel for fire alarm