

**MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
July 15, 2014
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209**

I. **CALL TO ORDER:** Mr. Ali called the meeting to order at 6:00 p.m.

Directors Present: Mr. Hashmat Ali, President
 Mr. Raymond Miller, Vice President
 Ms. Jennifer Pitz, Secretary
 Mr. Robert Turman, Director
 Mr. David Weinberg, Director
 Mr. Brad Niesen, Director [arrived 6:07 p.m.]

Directors Absent: Mr. Andrew Spell, Treasurer

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

II. **APPROVAL OF AGENDA:**

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

III. **APPROVAL OF MINUTES:**

MOTION: **Mr. Miller moved, Ms. Pitz seconded, to approve the Minutes of June 17, 2014 as presented. The motion passed unanimously (5-0-0).**

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

Mr. Foschi reported that the trash compactor was inspected and was in good condition; a letter will be sent to 10th floor residents on dryer maintenance for fire safety; the Haute Papier lease will be revised; and the MOECA lease will be increased by 3%.

V. **REPORTS:**

A. President: Mr. Ali said that he had 2 items for Executive Session

B. Treasurer: No report.

C. OA Report: Mr. Turman said that he had no report.

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

VI. **NEW BUSINESS:**

A. Interruptible Gas Service Contract: Mr. Foschi said he will ask Hess, the current provider, to match the price but will lock in with Bollinger if they cannot.

B. Fire Alarm Replacement Proposals: Mr. Foschi said he received 3 proposals and recommended Adcock, the most professional company and the most familiar with the building.

MOTION: **Ms. Pitz moved, Mr. Miller seconded, to approve the Adcock proposal for \$195,000 subject to County approval of the project. The motion passed unanimously (6-0-0).**

C. Cameral Upgrades: Mr. Foschi said that the software is outdated and suggested changing the server at a cost of \$1660.

MOTION: Mr. Miller moved, Mr. Weinberg seconded, to approve upgrading the server. The motion passed unanimously (6-0-0).

D. Chiller Replacement: Mr. Foschi said that the replacement was in the reserve study for \$450,000 and referred the Board to the options presented in the 2 proposals. He also said that the current chillers are 34 years old. He added that he can invite a contractor to a meeting to discuss options.

E. Training of New Desk Attendants: Mr. Foschi said that turnover has been high but desk personnel are trained on updated procedures.

VII. **OLD BUSINESS** :

A. Party Room Upgrades: Mr. Niesen said that the project should have one plan with options and a budget based on the reserve study. He also said that the Board should have a hard line on numbers. He then asked for signatory authority.

B. Leak into Storage Area: Mr. Foschi said that another contractor is coming in to give options. He will keep the Board posted.

VIII. **EXECUTIVE SESSION**:

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to adjourn the meeting at 7:28 p.m. The motion passed unanimously (6-0-0).

SUBMISSION OF MINUTES

**Barbara Seaman,
Recording Secretary**

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

July 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 151 K/152 K YTD 456 K/457 K	(1.2 K) – Assessments
Rental Income Office MOECA	MTD 0 K/3.2 K YTD 3.1 K/5.4 K	(3.2 K) – July payment submitted in August
Rental Income Units	MTD 1.4 K/ 2.7 K YTD 4.5 K/ 8 K	(1.2 K) – Unit 730 was vacant, Rented in August for a 2 year term
Utilities	MTD 60 K/ 45 K YTD 158 K/130K	(13 K) – Gas and Water main drivers
Elevators	MTD 2.5 K/ 1.2 K YTD 1.3 K/ 2.5 K	(1.2 K) – 2 months of service agreement paid in June
Boiler repairs	MTD 1 K/ 0 K YTD 1 K/ 0 K	(1-K) – Maintenance
OA Assessment	MTD 0 K/ 26 K YTD 53 K/ 80 K	26.9 K – Submitted in August 1st
Cont. Capital Reserves	MTD 0 K/ 39 K YTD 77 K/ 118 K	39 K – July Contribution pending for the month of August.