

MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
January 20, 2015  
1121 Arlington Boulevard  
Party Room, Lobby Level  
Arlington, Virginia 22209

I. CALL TO ORDER: Mr. Ali called the meeting to order at 6:12 p.m.

Directors Present: Mr. Hashmat Ali, President  
Mr. Robert Turman, Director  
Mr. David Weinberg, Director  
Mr. Brad Niesen, Director

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

Management: Mr. Francisco Foschi, Building Manager

II. APPROVAL OF AGENDA:

**MOTION:** Mr. Niesen moved, Mr. Weinberg seconded, to approve the agenda as written. The motion passed unanimously (4-0-0).

III. APPROVAL OF MINUTES:

**MOTION:** Mr. Weinberg moved, Mr. Turman seconded, to approve the Minutes of November 18, 2014. The motion passed unanimously (4-0-0).

IV. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS: Mr. Foschi cited the order of events for the Annual Meeting on March 17. He suggested February 1 as the date for the Board's visit to the 11<sup>th</sup> floor. He said that the recycling form was sent to the County and that a recycling reminder could be sent to residents with the next Board note. He also said that salary reviews as well as the 1<sup>st</sup> draft of the budget would be ready for the next meeting.

V. REPORTS:

A. President: Mr. Ali suggested that the new Christmas lights on the tower should be more visible. He also said that he sent a response to Unit #230.

B. Treasurer: No report.

C. OA Report: Mr. Turman said that the assessments for both parking and buildings will not be increased from the OA. The OA is also considering renovating the gatehouse, asphalt repaving, replacing electric light bulbs, buying a new pool cover, and installing better fencing around the perimeter of the property. He added that new gym equipment was purchased, the garages will be cleaned, and signs and canopies were being replaced. Finally, the OA has still not received the property line survey from the consultants.

D. Manager's Report: Mr. Foschi cited his report in the Board package and said that Mr. Spell will be reviewing the draft budget. Mr. Turman said that mailboxes have been left open and unattended and that residents' complaints should be reported to the Postal Service.

VI. **NEW BUSINESS:**

- A. Thirty-Third Annual Meeting: A calendar has been established. Delinquencies can be brought current on/before March 17.
- B. Resolution on Surplus: Mr. Spell will discuss the resolution recommended by the auditors after he reviews the audit.
- C. Settlement of Delinquencies on 3<sup>rd</sup> Floor Sale: Units #326 and #346 were sold but no one has paid the June assessment because the former owner cancelled payment. Mr. Ali suggested that Seth Stark should contact the bank and say that the cancellation has invalidated the settlement.

VII. **OLD BUSINESS :**

- A. Party Room Upgrades: Mr. Niesen reported that of the three bids that were received for the renovation of the Party Room, only one was under \$60 thousand dollars and it did not include furniture. Mr. Niesen also recommended using EE Home Remodeling for the demolition portion of the renovation, which he hoped would be complete by the date of the annual meeting.
- B. Replacement of Chillers: The demolition should begin at the end of January and be finished by April.
- C. Fire Alarm Project: An alternative to the contract was the creation of floor plans and a change order is recommended at a cost of \$4500.

**MOTION: Mr. Weinberg moved, Mr. Niesen seconded, to approve the change order for floor plans for the fire alarm system. The motion passed unanimously (4-0-0).**

VIII. **ADJOURNMENT:**

**MOTION: Mr. Niesen moved, Mr. Turman seconded, to adjourn to the meeting at 7:25 p.m. There were no objections.**

**SUBMISSION OF MINUTES  
Barbara Seaman,  
Recording Secretary**

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

## December 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 164 K/152 K YTD 1'227 M/1'220 M	7 K – Assessments
Rental Inc. Office	MTD 0 K/ 3.2 K YTD 16 K/ 26 K	(3.2 K) – MOECA
Utilities	MTD 48 K/ 43 K YTD 403 K/ 355 K	(5 K) – Gas main driver
Electrical	MTD 1.2 K/ 0.250 K YTD 1.3 K/ 2 K	(1 K) – Roof lights for Light up Rosslyn
Elevators	MTD 3 K/ 0.6 K YTD 6 K/ 3 K	(2.3 K) – 1 Hydro jet- L5 Repairs – 2 drain lines
Office equip.	MTD 2.5 K/ 1.2 K YTD 12.5 K/ 10.5 K	(1.2-K) – Nov and Dec maintenance paid in Dec.