

**MINUTES OF THE**  
**RIVER PLACE NORTH HOUSING CORPORATION**  
**BOARD MEETING**  
**April 21, 2015**  
**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  
 Ms. Jennifer Pitz, Secretary  
 Mr. David Weinberg, Director  
 Mr. Brad Niesen, Director

Directors Absent: Mr. Robert Turman, Director

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

II. **RESIDENT PARTICIPATION:** Bruce and Rhona Sloan (232) said they've had their 3<sup>rd</sup> plumbing problem and asked whether the recurring issue is the responsibility of the building or the shareholder. Mr. Foschi said that pipes serving only the shareholders' unit are their responsibility and those serving more than the one unit are the building's responsibility. He suggested that they call the contractor and hold him responsible. He also said he will be glad to supply the Sloans with the information they can use as evidence.

III. **APPROVAL OF AGENDA:**

**MOTION:** Mr. Weinberg moved, Mr. Niesen seconded, to approve the agenda as amended. The motion passed unanimously (6-0-0).

IV. **APPROVAL OF MINUTES:** The minutes of February 17, 2015 were tabled to the next meeting.

V. **REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:** Mr. Foschi said that the projects coming up were the automatic transfer switch replacement for which he had 1 proposal for about \$16,000. He also said that he was waiting for 2 more bids. The main electric service equipment, he said, should be overhauled probably in the fall. The third project, he added, is to do the other 2 wings of the roof. He also said that the trash chute compactor was cleaned; the semi-annual in-unit maintenance will begin soon; and windows washing is scheduled for May 12.

VI. **REPORTS:**

A. **President:** Mr. Ali said that there was a meeting on the lease issue on April 16 and that he will report when something important happens. He then suggested electing new Board officers. Mr. Weinberg suggested the same slate of officers but Mr. Ali nominated Ms. Pitz for President with Mr. Weinberg as Secretary.

**MOTION:** Mr. Weinberg moved, Mr. Spell seconded, to nominate the following slate of officers: Ms. Pitz as President; Mr. Miller as Vice President; Mr. Spell as Treasurer; Mr. Weinberg as Secretary; and Mr. Turman as OA Representative. The motion passed unanimously (6-0-0).

B. **Treasurer:** Mr. Spell reported that the corporation has \$1.7 million in replacement reserves and \$8500 in the smaller operating reserves account. He said that there

were 2 accounts at Schwab which were built up to cover \$20,000 in insurance deductibles and were used for the hallway renovation project. He added that the smaller account has \$36,000 and contributions are being increased to cover the party room renovation costs of \$80,000.

**ACTION: Board members will complete new signature forms.**

Mr. Spell also suggested consolidating the 2 accounts, dropping the credit union, and moving the money to Suntrust. He also reported that operating cash totaled \$141,000. Mr. Foschi then gave the Variance Report for March.

C. OA Report: No Report.

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

VI. **NEW BUSINESS:**

A. Roof Replacement- NE and NW Wings: Mr. Foschi said that an engineer was needed to supervise the work. He suggested hiring Mosaic which was cheaper than FEA. He said that the charge for bidding is \$2700 but can be skipped if the same contractor is used. Pre-construction services at \$1500/week, however, are necessary for the 8-10 week project, He added that he will go out for bids on the work.

**MOTION: Mr. Spell moved, Mr. Miller seconded, to approve the proposal from Mosaic for consulting services on the roof replacement project. The motion passed unanimously (6-0-0).**

B. Boiler Room Visit: The Board visited the boiler room from 7:23-7:50. Mr. Foschi said that pest control was increased in winter and asked the Board to consider another treatment or cleaning.

C. Water Management: Mr. Spell suggested hiring a water management firm since consumption and rates have both increased. He said that there are different models that include paying a fee and sharing in savings or not paying or getting savings. Mr. Foschi said he can contact a few companies and ask them to come to the next meeting.

VII. **OLD BUSINESS:**

A. Party Room Upgrades: Mr. Niesen said that cabinets have not been installed because the counters were lost. He also said that the lights have been ordered. He added that the work should be done by the next Board meeting.

B. Replacement of Chillers: Mr. Foschi said that the chillers will be tested next week and will be ready by May 1. Mr. Niesen will look into installing individual temperature controls.

C. Fire Alarm Project: No updates.

VIII. **ADJOURNMENT:**

**MOTION: Mr. Spell moved, Mr. Miller seconded, to adjourn to the meeting at 8:10 p.m. There were no objections.**

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

**Approved by:**  
David Weinberg, Secretary  
River Place North  
Housing Corporation

## March 2015 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)
Laundry	MTD 7 K/ 3.6 K YTD 40 K/40 K	3.6 K – Two months commission included
Rental Inc. Office	MTD 0 K/ 3.2 K YTD 26 K/ 36 K	(3.2 K) – MOECA
Elevators	MTD 0 K/ 1.2 K YTD 13 K/ 14 K	1.2 K Elevators maintenance payment sent in April.
Utilities	MTD 52 K/ 37 K YTD 531 K/ 477 K	(15 K) – Utilities
OA Assessment	MTD 0 K/26 K YTD 270 K/ 296 K	26 K- March payment sent April 1 <sup>st</sup>
Janitorial Svc	MTD 0 K/4.6 K YTD 46 K/ 51 K	4.6K- March payment sent in April
Cont. to Reserves	MTD 0 K/ 39 K YTD 394 K/ 435 K	39 K-March Contribution pending for April