

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
September 15, 2015
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. **CALL TO ORDER:** Ms. Yonkos called the meeting to order at 6:05 p.m.

Directors Present: Ms. Jennifer Yonkos, President
Mr. Raymond Miller, Vice President
Mr. Hashmat Ali, Director
Mr. Robert Turman, OA Representative

Directors Absent: Mr. Andrew Spell, Treasurer
Mr. David Weinberg, Secretary
Mr. Brad Niesen, Director

Management: Ms. Leila Riahi, Assistant Manager

Residents: Ms. Bonnie Kline and Mr. Saad Siddiqui #504.

II. **RESIDENT PARTICIPATION:** Ms. Yonkos said that the corporation has had problems with short-term rentals in terms of security. Ms. Kline then asked about the policy on short term rentals. Ms. Yonkos reiterated the standard policy of no leases of fewer than 90 days. Ms. Kline suggested fining the responsible parties or having the owners pay extra or holding money in escrow. Ms. Yonkos said that the suggestions were good but would require extra staff. She also said that the County requires a minimum of 30 days and prohibits hoteling. Mr. Turman said that the OA might also be opposed to short-term leases because they may lead to higher insurance rates. Ms. Kline then explained that she was also concerned about what she thought was a falling off in demand for River Place rentals. Mr. Ali replied that the market goes up and down and that the North building has the highest ratings. Ms. Yonkos said that the Board would consider Ms. Kline's suggestions.

III. **APPROVAL OF AGENDA:**

MOTION: Mr. Ali moved, Mr. Miller seconded, to approve the agenda as amended. The motion passed unanimously (4-0-0).

IV. **APPROVAL OF MINUTES:**

MOTION: Mr. Ali moved, Mr. Miller seconded, to approve the Minutes of August 18, 2015 as amended. The motion passed (3-0-1) with Mr. Turman abstaining.

V. **REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:** Ms. Riahi reported that quarterly taxes were paid and the annual registration with the state corporation was due. She also said that the boiler was working; heat would be ready by October 15 as required; and everything else was on schedule. Ms. Yonkos asked for a follow-up on carpets for the next meeting. Ms. Riahi added that the roof replacement of NE and NW wings, terrace, and cooling tower enclosure has started and would take about 40 days to complete depending on the weather.

VI. **REPORTS:**

A. **President:** Ms. Yonkos, citing Mr. Foschi's report, said that Haute Papier has agreed to the corporation's covering half the cost of their carpeting and 7 days of rent abatement. She also said that water management will be discussed when data gathering has been completed.

B. Treasurer: Tabled.

C. OA Report: Mr. Turman said that the OA has not met in 2 months and he will find out why. He also said that the fall cookout was held on September 5 and that the pool will remain open for an extra 2 weekends. He added that he will propose giving more notice about moving cars in the MP garage when it is repaved.

D. Manager's Report: In President's Report.

VII. **NEW BUSINESS**:

A. Mr. Weinberg's Email: Ms. Yonkos said that Mr. Weinberg cited short-term rentals which have been addressed; Sunday move-ins which were approved at the last meeting; and long-term pest control which Mr. Turman agreed to bring to the OA as a grounds problem.

VIII. **OLD BUSINESS**:

A. Party Room Upgrades: Ms. Riahi said that a complete set of blinds was not delivered. She also said that Mr. Foschi was holding the final payment until the punch list is done.

B. Subletting Control and Enforcement: Mr. Ali suggested putting the matter on the next agenda since all members were not present.

C. Transfer Switch Replacement: Tabled.

D. Roof Replacement NE and NW Wings: The work has started.

IX. **EXECUTIVE SESSION**:

MOTION: Mr. Ali moved, Mr. Turman seconded, to adjourn to the meeting at 7:22 p.m. The motion passed unanimously (4-0-0).

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

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

August 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)
Op. Assessments	MTD 163 K/ 157 K YTD 646 K/ 628 K	6 K – Favorable assessments
Rental Inc. Office	MTD 6.9 K/ 3.3 K YTD 3.5 K/ 6.9 K	3.3 K – L-3 Renting + 1 month deposit.
Rental Inc. Unit	MTD 4.8 K/ 2.7 K YTD 13 K/ 11 K	2K- 730 Rental
Payroll	MTD 24 K/ 27 K YTD 110 K/ 110 K	2.8 K – Positive variation. YTD on track
Health Ins.	MTD 7 K/ 3.5 K YTD 14 K/ 13 K	(3.5 K)- 2 Months paid
Utilities	MTD 45 K/ 46 K YTD 168 K/ 180 K	1.6 K – July and August maintenance paid in July.
Doors/Locksmith	MTD 2.9 K/ .208 K YTD 3 K/ 0.8 K	(2.7 K) – Door replacement for Fire Room
Contrib. Reserves	MTD 80 K/ 41 K YTD 80 K/ 164 K	(39 K) – Two months of contribution.