

**MINUTES OF THE**  
**RIVER PLACE NORTH HOUSING CORPORATION**  
**BOARD MEETING**  
**November 17, 2015**  
**1121 Arlington Boulevard**  
**Party Room, Lobby Level**  
**Arlington, Virginia 22209**

I. **CALL TO ORDER:** Ms. Yonkos called the meeting to order at 6:03 p.m.

Directors Present: Ms. Jennifer Yonkos, President  
 Mr. Raymond Miller, Vice President  
 Mr. Andrew Spell, Treasurer [late]  
 Mr. David Weinberg, Secretary [late]  
 Mr. Hashmat Ali, Director  
 Mr. Robert Turman, OA Representative

Directors Absent: Mr. Brad Niesen, Director

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

Residents: Lee Negroni & Hugo Silva #722, 547, 247; Alis Marachelian #531;  
 Keith Bell #818.

II. **APPROVAL OF AGENDA:**

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

III. **RESIDENT PARTICIPATION:** Mr. Foschi introduced Ms. Marachelian who expressed an interest in being on the Board. Mr. Silva and Ms. Negroni said they owned 3 units and wanted to see if the water issue was on the agenda.

IV. **APPROVAL OF MINUTES:**

**MOTION:** Mr. Ali moved, Mr. Miller seconded, to approve the Minutes of October 20, 2015 as amended. The motion passed (4-0-0).

V. **REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:** Mr. Foschi cited the schedule of projects for the 2016 fiscal year. He also said that the projects under \$20,000 will be assessed by the engineer and done as needed. He also said that the main electrical service entrance equipment will be evaluated by EMCOR. He added that the NE and NW roof replacement is almost finished. Boiler replacement, he said, is scheduled for next year.

[Mr. Weinberg arrived at 6:18 and Mr. Spell arrived at 6:19]

Mr. Foschi said that a rent adjustment was made for RPN Storage. He also said the window washing will be done on November 28 and the holiday breakfast has been tentatively scheduled for December 14. He said that the audit is scheduled for December 8.

VI. **NEW BUSINESS:**

A. **Water Damage-Short/Long Term Solutions:** Ms. Negroni said that water leaked from the 5<sup>th</sup> floor onto one of her units and she filed insurance claims, but the management's position was that horizontal pipes were the responsibility of the owner. However, she said that if so, the owner must look into the wall since the apartment begins with the interior wall. She also said she had no financial motive since the damage was covered by her insurance. She added that the pipe was corroded. Ms. Yonkos said that the Board will review the rules in terms of who is liable. Mr. Ali added that the bylaws were written in the 1980s. Mr. Turman suggested that the Board look into a plumbing study. Mr. Spell added that

changes cannot be taken lightly. He also recommended a moisture sensor. Mr. Turman, Ms. Yonkos and Mr. Weinberg volunteered to look into the water damage issue.

VII. REPORTS:

A. President: No report.

B. Treasurer: Mr. Spell reported that operating cash was \$26,183; operating reserves were \$1,979; total replacement reserves were \$1,537,667. Mr. Foschi made a list of delinquent accounts that can be written off and then gave the Variance Report for October. Mr. Spell did a draft of the updated ACH form. In terms of the listing for Unit 730, he said that a one-bedroom apartment with balcony and parking can sell for \$225,000.

**MOTION: Mr. Weinberg moved, Mr. Ali seconded, to set the price for N730 at \$225,000 with parking. The motion passed unanimously (6-0-0).**

C. OA Representative: Mr. Turman said that paving is being done.

D. Manager: Mr. Foschi cited his report noting that the transfer switch replacement was being finalized. He also said that Ms. Shea brought all the plans but that 2 items are pending.

**NEW BUSINESS- continued**

B. Fine Structure for Rule Violations: Mr. Foschi said he was categorizing offenses and doing a spreadsheet.

C. Review of Delinquencies: Mr. Foschi cited the list of delinquencies to be written off at the auditor's suggestion. Mr. Turman recommended writing off any delinquencies over 2 years old. Mr. Spell suggested informing shareholders that they are responsible for charges by the tenant unless specified in writing. Mr. Weinberg said that routine maintenance is allowed at the request of the tenant but the shareholder is responsible for those charges incurred by the tenant.

D. Holiday Breakfast: Mr. Foschi suggested increasing the budget from last year's budget of \$300.

**MOTION: Mr. Weinberg moved, Mr. Spell seconded, to approve a budget of \$400 for the holiday breakfast. The motion passed unanimously (6-0-0).**

E. Noise Issue: Mr. Ali asked the Board for ideas to address noise issues. He said that he has received complaints about noise and covered vents but the problem persists. Mr. Turman suggested doing a noise analysis, but Mr. Foschi said a privacy issue might be involved. Mr. Turman also said that if the problem cannot be identified, it cannot be addressed.

VIII. OLD BUSINESS:

A. Subletting Control and Enforcement: Mr. Foschi said that control is part of the fine structure he is working on.

B. Roof Replacement NE and NW Wings: The project will be finished in one week.

IX. EXECUTIVE SESSION:

**MOTION: Mr. Turman moved, Mr. Miller seconded, to adjourn the meeting to convene an Executive Session at 8:30 p.m. The motion passed unanimously (6-0-0).**

**SUBMISSION OF MINUTES**

**Barbara Seaman,  
Recording Secretary**

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

## October 2015 variance Report

Income variance report over \$1000

\*\*Also includes notes on possible trends\*\*

**Includes Month to Date (MTD) and Year to Date (YTD)**

<b>ACCOUNTS</b>	MTD Current/Budget YTD Current/Budget Will Round	FAVORABLE/(UNFAVORABLE)
Op. Assessments	MTD 164 K/ 157 K YTD 949 K/ 942 K	7K – Assessments
Laundry	MTD 0 K/ 3.6 K YTD 15 K/ 22 K	(3.6K) – October commission deposited in October
Health Ins.	MTD 7.3 K/ 3.4 K YTD 22 K/ 20 K	(4K)- October and November paid in October.
Elevators	MTD 2.9 K/ 1.2 K YTD 11 K/ 7.7 K	(1.6K) – 2 months of maint. Paid in October
Licenses.	MTD 1.7 K/ 0.5 K YTD 1.7 K/ 3.4 K	(1.1 K)- Corporation registration renewal.