

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
January 19, 2016
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. **CALL TO ORDER:** Ms. Yonkos called the meeting to order at 6:11 p.m.

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

Directors Absent: Mr. Brad Niesen, Director

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

Residents: James Nelson #330; Saad Siddiqui #504.

II. **APPROVAL OF AGENDA:**

MOTION: Mr. Ali moved, seconded, to approve the agenda as amended. The motion passed unanimously (5-0-0).

III. **RESIDENT PARTICIPATION:** Mr. Nelson said that Monday Properties was making noise near the loading dock beginning at 5 a.m. since before Christmas. Ms Yonkos suggested calling the County, but Mr. Nelson said he called the police. Mr. Ali said that the matter could be reported to the OA at the next meeting, but for faster response he said that Mr. Foschi can contact the OA. Ms. Yonkos also said that Mr. Turman can report the noise to the OA manager who can contact Monday Properties manager about the noise.

IV. **APPROVAL OF MINUTES:**

MOTION: Mr. Weinberg moved, Mr. Ali seconded, to approve the Minutes of November 17, 2015 as amended. The motion passed unanimously (5-0-0).

V. **REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:** Mr. Foschi said that the NE and NW roof replacement is finished. He then cited reserve projects. He said that terrace and cooling tower enclosure was finished the 1st week of January. He also said that electric risers were being assessed; the domestic hot water exchanger (\$50,000) was not in bad condition and may need just an overhaul. He added that Emcor will evaluate the boilers. He then said that utility exhaust fans and the lobby renovation were also on the schedule for this year. In terms of the calendar, Mr. Foschi said that quarterly taxes were paid and the call for candidates for the 3 vacancies has been sent out. He also said that the Board can revisit the 11th floor space and that the recycling plan was sent to the County.

VI. **REPORTS:**

A. **President:** Ms. Yonkos said that Moeca's back payment problem was converted to a personal note due on June 1.

[Mr. Turman arrived at 6:48 p.m.]

B. **Treasurer:** Mr. Spell reported that operating cash was \$82,260; operating reserves were \$1,979; total replacement reserves were \$1,409,133; and total assets were \$1,645,828. He also said that the corporation had \$400,000 for the boiler project and that

basically they were doing well. Mr. Foschi then gave the Variance Report for January 2016 and a report on delinquencies.

C. OA Representative: Mr. Turman reported that the OA had a clean audit. He was informed about the noise from Monday Properties. He also said that the unsightly condition of the MP garage, the back entrance, a possible agreement with Monday Properties about the walkway, and the installation of high definition cameras were discussed.

D. Manager: Mr. Foschi cited his report and an item under New Business that must be voted on.

VII. NEW BUSINESS:

A. Annual Meeting Calendar: Mr. Foschi cited the calendar for the 34th Annual Meeting included in the Board package.

B. Water Damage/Change to Bylaws: The Board discussed whether to amend the bylaws. Mr. Foschi will send Ms. Yonkos' notes on sections to change along with Mr. Spell's notes on his lawyer's recommendations to the corporation's attorney.

VIII. OLD BUSINESS:

A. Subletting Control and Enforcement: Mr. Foschi proposed a fine schedule.

MOTION: Mr. Spell moved, Mr. Miller seconded, to approve the fine structure. The motion passed (5-0-1) with Mr. Ali abstaining.

B. Review on Delinquencies:

MOTION: Mr. Ali moved, Mr. Miller seconded, to write off old debts suggested by management and approved by the Board at the November 2015 meeting. The motion passed unanimously (6-0-0).

C. Sale of Unit 730: The unit will be listed for \$225,000 with parking space #229.

IX. EXECUTIVE SESSION:

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to adjourn the meeting to convene an Executive Session at 7:53 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**

January 2016 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 148 K/ 157 K YTD 1.253 M/ 1.256 K	(8 K) – Assessments
Laundry	MTD 7.5 K/ 3.6 K YTD 26 K/ 29 K	3.6 K – Nov. and Dec. commissions
Payroll.	MTD 37 K/ 40 K YTD 232K/ 226 K	3 K- 3 Payroll periods processed in Dec.
Utilities	MTD 31 K/ 46 K YTD 329 K/ 373 K	14 K – Gas
Cont. to Reserves	MTD 0 K/ 41 K YTD 242 K/ 329 K	41.1 K- Nov and December contributions pending.