

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

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

Directors Present: Ms. Jennifer Yonkos, President
Mr. Raymond Miller, Vice President [arrived 6:06]
Mr. Andrew Spell, Treasurer [arrived 6:07]
Mr. Hashmat Ali, Director
Mr. David Weinberg
Ms. Alis Marachelian

Directors Absent: Mr. Robert Turman.

Management: Mr. Francisco Foschi, Manager; Ms. Daisy Angelino, Assistant
Manager

Residents: None.

II. **APPROVAL OF AGENDA:**

MOTION: Mr. Ali moved, Mr. Miller seconded, to approve the agenda as written. The motion passed unanimously (6-0-0).

III. **RESIDENT PARTICIPATION:** None.

IV. **APPROVAL OF MINUTES:**

MOTION: Mr. Miller moved, Mr. Ali seconded, to approve the Minutes of February 19, 2016 as amended. The motion passed unanimously (6-0-0).

V. **REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:** Mr. Foschi reported that the CICB certificate was renewed; elevators are scheduled for inspection on the 1st week of May; in-unit quarterly maintenance will start in May; quarterly taxes are due; new coupons have been mailed, the trash chute is finished; the A/C was turned on; and window washing is scheduled for the end of April. He also said that 2 contracts should be reviewed: the natural gas which expires in September and cable marketing agreement with Comcast. He added that the reserve study should be updated or redone. Upcoming reserve projects, he said, are fire pump replacement, lobby renovation, electric risers, and boiler evaluation.

VI. **REPORTS:**

A. **President:** Ms. Yonkos said her issues will be covered in New Business.

B. **Treasurer:** Mr. Spell reported that operating cash was \$90,173; operating reserves were \$1,979; total replacement reserves were \$1,403,311. Mr. Foschi then gave the Variance Report for March 2016 and a report on delinquencies.

C. **OA Representative:** Ms. Yonkos gave the report and said that the Board discussed parental supervision in the gym. Eight new security cameras were installed at loading docks and lobbies and a new recycling bin was added for the grounds. She added that presidential rotation was discussed and the current slate of officers was approved.

D. **Manager:** Mr. Foschi cited the Comcast marketing agreement, electric riser replacement, custodian employment, and boiler replacement included in the Board package.

VII. NEW BUSINESS:

A. Appointment of Board Officers:

MOTION: Mr. Ali moved, Mr. Miller seconded, to keep the slate of officers as is. The motion passed unanimously (6-0-0).

MOTION: Ms. Yonkos moved, Mr. Miller seconded, to appoint Mr. Spell Treasurer. The motion passed unanimously (6-0-0).

MOTION: Mr. Miller moved, Mr. Ali seconded, to appoint Mr. Weinberg as Secretary. The motion passed unanimously (6-0-0).

MOTION: Mr. Weinberg moved, Mr. Ali seconded, to appoint Mr. Miller as Vice President. The motion passed unanimously (6-0-0).

MOTION: Mr. Weinberg moved, Ms. Yonkos seconded, to appoint Mr. Turman as OA Representative. The motion passed unanimously (6-0-0).

MOTION: Ms. Yonkos moved, Mr. Ali seconded, to appoint Mr. Weinberg as OA alternate. The motion passed unanimously (6-0-0).

B. Water Damage-Units 818 and 918: Mr. Foschi said that the tenant in #918 uses an unauthorized garbage disposal and causes problems several times a year and suggested a bylaw review. Mr. Ali said to have an expert put an opinion of the cause in writing. Mr. Foschi said he will send a letter to the owner of #918 about the tenant's causing the issue and that if the problem kept occurring, the disposal would be removed.

C. Boiler Replacement: Mr. Foschi said he received a proposal from Emcor for \$3,700 and from Densel for \$3750.

MOTION: Mr. Weinberg moved, Mr. Spell seconded, to approve the contract with Emcor for boiler evaluation at a cost of \$3700. The motion passed unanimously (6-0-0).

D. Rules and Regulations on Lease Terms: Mr. Foschi said that initial terms were for at least 3 months. Ms. Yonkos suggested posting the terms on the website.

E. Comcast Marketing Agreement: Mr. Spell recommended the 10-year term for exclusive rights for Comcast to advertise in the building.

MOTION: Mr. Spell moved, Mr. Miller seconded, to accept the Comcast contract for 10 years with 4 WiFi Hotspots. The motion passed unanimously (6-0-0).

F. Service Dog Policies: Ms. Yonkos said that there was a "hole" in the Rules and Regulations that bans dogs in the building but there is no policy for service dogs. Mr. Spell said that the corporation cannot deny service animals and cannot ask about the disability to be ADA compliant. He also said that they are allowed to request documentation that the animal has vaccines as well as documentation on the animal's training. He added that they can call the physician to confirm the disability and the trainer about the type of training. Ms. Yonkos suggested creating a policy for service animals for the next meeting.

VIII. OLD BUSINESS :

A. Lobby and First Floor Design: Ms. Yonkos suggested hiring a new designer and volunteered to meet with the person before the next Board meeting.

B. Reserve Study Update: Mr. Foschi will get proposal from FEA and Mosaic.

C. Gas Pricing: Mr. Foschi will contact Bolinger Energy and Direct Energy for their lowest price which usually occurs in May.

River Place North

April 19, 2016

Page 3

MOTION: Mr. Spell moved, Mr. Miller seconded, to purchase natural gas at a cost of 0.40 cents/therm for 2 years. The motion passed unanimously (6-0-0).

IX. EXECUTIVE SESSION:

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to adjourn the meeting to convene an Executive Session at 7:48 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

March 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 146 K/ 157 K YTD 1.7 M/ 1.7 K	(10 K) – Assessments
Health Insurance	MTD 7 K/ 3.6 K YTD 37 K/ 37 K	(3.5 K) – Feb and March paid
Pumps/Valves/Motors	MTD 3 K/ 0.3 K YTD 6 K/ 3.1 K	(2.7 K) Compressor replacement and electrical work.
Utilities	MTD 49 K/ 41 K YTD 472 K/ 505 K	(7 K) – Gas-Water
Elevators	MTD 2.7 K/ 1.3 K YTD 20 K/ 14.2 K	(1.4 K)- Feb and March paid.
Legal Counsel	MTD 1.6 K/ 0.5 K YTD 3.7 K/ 3.7 K	(1.1 K) – Revision to change in Bylaws
Fed, Inc. Tax	MTD 2.6 K/ 0 K YTD 7 K/ 14 K	2.6 K- Federal Tax reimburse.