

MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
April 17, 2018  
1121 Arlington Boulevard  
Party Room, Lobby Level  
Arlington, Virginia 22209

I. **CALL TO ORDER:** Ms. Yonkos called the meeting to order at 6:09 p.m.

Directors Present: Ms. Jennifer Yonkos, President  
Mr. Raymond Miller, Vice President  
Mr. Andrew Spell, Treasurer  
Mr. David Weinberg, Secretary  
Ms. Alis Marachelian, Director [arrived 6:12]

Directors Absent: Mr. Hashmat Ali, Director  
Mr. Shai Steinberg, Director

Management: Ms. Daisy Angelino, Building Manager

Residents: None.

II. **RESIDENT PARTICIPATION:** None.

III. **APPROVAL OF AGENDA:**

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

IV. **APPROVAL OF MINUTES:**

**MOTION:** Mr. Weinberg moved, Mr. Miller seconded, to approve the Minutes of February 20, 2018 as amended. The motion passed unanimously (5-0-0).

V. **REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:** Ms. Angelino said she was reviewing contracts and should be up-to-date by next Board meeting. She also suggested adding more recycling pickups per week and fewer trash pickups. She will compare prices on places for recycling. She added that a recycling plan was done; new coupons were mailed out; trash chute cleaning would be done on 4/21; A/C will be ready on 5/1; in-unit maintenance will begin on 4/23; and, as a result of the elevator inspection, a water pump for the back up generator will be installed in 2 weeks. She said that she will look into fire alarm testing. In terms of reserve projects, Ms. Yonkos said she had no updates to the spreadsheet.

VI. **REPORTS:**

A. **President:** Ms. Yonkos thanked Ms. Angelino who took over as the new manager at the beginning of April.

B. Treasurer: Mr. Spell, said that the corporation had \$102,388 in operating reserves; \$50,723 in operating cash; \$2,190,303 in replacement reserves; and \$2,343,414 in total operating cash and reserves. He discussed the March Variance Report as well as delinquencies.

C. OA Representative: Included in the Board package.

D. Manager: Ms. Angelino said that it will take 6 months to bring bookkeeping to normal. She also said that management will focus on financials clean up and bookkeeping errors go back to the last 18 months. She added that major capital projects will begin in 6 months and that time-sensitive projects will be dealt with as needed. She said that she is working with the accountant on accounting issues involving not applying returned payments or collecting outstanding assessments. She will follow the process to clean up those items and make adjustments accordingly.

VII. NEW BUSINESS:

A. Election of Board Officers:

**MOTION: Ms. Yonkos moved, Mr. Weinberg seconded to nominate Mr. Ali for President. The motion passed unanimously (5-0-0).**

**MOTION: Ms. Yonkos moved, Mr. Miller seconded, to nominate Mr. Steinberg for OA Representative. The motion passed unanimously (5-0-0).**

**MOTION: Ms. Yonkos moved, Mr. Miller seconded, to nominate Mr. Spell for Treasurer. The motion passed unanimously (5-0-0).**

**MOTION: Mr. Weinberg moved, Ms. Yonkos seconded, to nominate Mr. Miller for Vice President. The motion passed unanimously (5-0-0).**

**MOTION: Ms. Yonkos moved, Mr. Spell seconded, to nominate Mr. Weinberg for Secretary. The motion passed unanimously (5-0-0).**

VIII. OLD BUSINESS:

A. Sexual Harassment Policy: Ms. Yonkos suggested adding that employees harassing tenants should be added to the policy. She said that the Employee Handbook was done in 2010. Mr. Spell said this was just for employees. Ms. Angelino add that she would have employees sign it.

B. Short-Term Rental Policy Enforcement: Mr. Weinberg said that although the Board passed the policy, some owners will issue a 3-month lease but let tenants out early. Mr. Spell said that AirBnB did not have leases but agreements so that remedies should be different. He also said that evidence should be gathered on serial short-term leases. Ms. Angelino added that it must be proven that the intent was short-term and that management can ask for the AirBnB agreement. Mr. Spell also suggested escalating slowly so that it didn't affect apartment ratings. Mr. Weinberg then said that enforcement should start the next day and that if someone cannot provide a

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copy of the confirmation, then he or she will be trespassing. Mr. Spell suggested printing out a copy of the policy for AirBnB.

**ACTION: Management will begin collecting AirBnB confirmations.**

IX. **EXECUTIVE SESSION:**

**MOTION: Mr. Miller moved, Mr. Weinberg seconded, to adjourn the open meeting at 8:02 p.m. and convene an Executive Session. There were no objections.**

**SUBMISSION OF MINUTES**

**Barbara Seaman,  
Recording Secretary**

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