

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
May 15, 2018
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: Mr. Miller called the meeting to order at 6:03 p.m.

Directors Present: Mr. Hashmat Ali, President [arrived 6:15]
Mr. Raymond Miller, Vice President
Mr. David Weinberg, Secretary
Ms. Jennifer Yonkos, Director
Mr. Shai Steinberg, Director
Ms. Alis Marachelian, Director [arrived 6:08]

Directors Absent: Mr. Andrew Spell, Treasurer

Management: Ms. Daisy Angelino, Building Manager

Residents: None.

II. RESIDENT PARTICIPATION: None.

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF MINUTES:

MOTION: Ms. Marachelian moved, Ms. Yonkos seconded, to approve the Minutes of April 17, 2018 as amended. The motion passed unanimously (5-0-0).

V. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS: Ms. Angelino said that she has updated some items and that she was looking into a new company for chiller maintenance. She also said that Castle Sprinkler is used as needed, that fire alarm testing was not currently under contract, and that she will research the natural gas contract with Bollinger. She added that water treatment was month-to-month and that the contract for uniforms expired this month and has been updated. In terms of the Comcast agreement, the Board confirmed that it expires on July 1, 2026. This month's completed events include window washing, the scheduling of trash chute cleaning, and the activation of the A/C. Ms. Angelino added that nothing has changed relative to the reserve projects and that she will have a reserve report in July or August.

VI. REPORTS:

A. President: Mr. Ali asked Ms. Yonkos to continue to help oversee building matters.

B. Treasurer: Ms. Angelino said that the corporation had \$52,243 in the operating account and \$2,313,531 in replacement reserves; and \$2,372,03 in total operating cash and reserves. She then discussed delinquencies and the April 2018 Variance Report.

C. OA Representative: Included in the Board package. Mr. Ali cited problems with attorneys doing incorrect transfers in processing loans, He also said that the insurance agent will be asked to do a presentation on filing a claim for all staff. Mr. Ali then proposed that he continue as OA Representative and asked Mr. Steinberg to act as alternate.

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to approve Mr. Ali as primary OA Representative and Mr. Steinberg as alternate. The motion passed unanimously)6-0-0).

D. Manager: Ms. Angelino said that management has collected \$10,170 in delinquencies and suggested that payment plans be discussed in Executive Session. She also said that evidence has been collected of several reservations related to short-term stays and that management will be assessing fines in accordance with the Violations Chart approved by the Board. In terms of the responsibilities for plumbing repairs, she asked for clarification on horizontal pipe leaks before the unit valve. The Board agreed that the owner has no control over that area and that the building is responsible. Ms. Angelino said that the peripheral repairs budget will then be affected but that some repairs can be done in-house. Ms. Yonkos added that repairs must be done to the same quality as at the time of the conversion of the building to co-ops in 1982.

VII. **NEW BUSINESS:**

A. Authorization of Board Member to Sign Checks: It was proposed that Mr. Steinberg be added to the list of Board members authorized to sign checks for operating expenses.

MOTION: Mr. Miller moved, Ms. Marachelian seconded, to add Mr. Steinberg to the list of Board members authorized to sign checks for operating expenses. The motion passed unanimously (6-0-0).

VIII. **OLD BUSINESS:** None.

IX. **EXECUTIVE SESSION:**

MOTION: Mr. Weinberg moved, Ms. Marachelian seconded, to adjourn the open meeting at 7:59 p.m. and convene an Executive Session. There were no objections.

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SUBMISSION OF MINUTES

**Barbara Seaman,
Recording Secretary**

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