

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

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

Directors Present: Mr. Hashmat Ali, President
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer
Mr. David Weinberg, Secretary
Mr. Shai Steinberg, Director
Ms. Alis Marachelian, Director [arrived 6:22]

Directors Absent: Ms. Jennifer Yonkos.

Management: Ms. Daisy Angelino, Building Manager
Ms. Marquetta Nesbitt, Assistant 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 (5-0-0).

IV. APPROVAL OF MINUTES:

MOTION: Mr. Miller moved, Mr. Weinberg seconded, to approve the Minutes of June 19, 2018 as amended. The motion passed unanimously (5-0-0).

V. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS: Ms. Angelino said that water treatment contract is month-to month. She also said that Bollinger suggested a blended rate for natural gas. The Board agreed to wait until the current contract expires in August 2019 since rates are going down. In terms of the interruptible gas to the boiler room, Ms. Angelino suggested using Bollinger for a savings of \$2,000 per year and will try to negotiate on synchronizing the 2 accounts.

MOTION: Mr. Spell moved, Ms. Marachelian seconded, to approve Bollinger as the supplier for interruptible gas to the boiler room. The motion passed unanimously (6-0-0).

Ms. Angelino leases especially the terms of storage leases in the basement and floors above need to be reviewed. Ms. Angelino then said that she will co-ordinate with Goldklang on taxes.

Turning to the reserve report, Ms. Angelino said that most of the work scheduled for this period was in process. She also said that the building engineer recommended installing electronic controls for greater efficiency and lower costs. Mr. Ali said the engineer should present options to replace controls for the central plant valves.

Ms. Angelino next said that since there was no fall protection equipment for workers like window washers, she suggested installing 2 more anchors. Mr. Spell suggested that the building engineer look into personal equipment as well as a long-term solution.

Ms. Angelino added that the heat exchanger tubing sleeve develops scales and can become less effective. Mr. Ali said that the building engineer should analyze the matter and make recommendations. Mr. Spell also suggested that after the recommendations are sent to the Board, the engineer can come to a meeting if anything needs clarification.

VI. **REPORTS:**

A. **Treasurer:** Mr. Spell said that the corporation had \$60,515 in operating cash; \$58,623 in operating reserves; and \$2, 411,887 in replacement reserves. Ms. Angelino then discussed the Variance Report for June 2018 and delinquencies.

B. **OA Representative:** Mr. Ali cited his report in the Board package adding that landscaping at RPN would start soon.

C. **Manager:** Ms. Angelino reported that since factory wiring in the controller was replaced, no elevators have been down. She also said that shareholders with approved payment plans on delinquencies have continued to pay and management continues collection efforts. She also cited the engineer's report on the fire alarm, sprinkler work, and water leak in tier 36. In terms of resales, it was suggested that she track them by unit type.

VII. **NEW BUSINESS:**

A. **New Equipment:** Mr. Weinberg recommended buying another luggage cart. He said he will do the research, order one and asked to get reimbursed. Storage behind the desk, in the package room or in the telephone closet was suggested. Mr. Weinberg will email the Board with his findings.

B. **Ramp in the Lobby:** Ms. Marachelian said that residents have asked for a ramp in the lobby. Mr. Weinberg said that it must meet ADA requirements. Mr. Ali said that the building was grandfathered on those requirements if it remained in the same shape.

VIII. **OLD BUSINESS:**

A. **Lease Addendum:** The Board agreed on the wording of the addendum required of shareholders who are landlords leasing out their homes in the building.

IX. EXECUTIVE SESSION:

MOTION: Mr. Weinberg moved, Mr. Steinberg seconded, to adjourn the open meeting at 7:46 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

JULY 2018 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)
Operating Assessments	MTD 180.7K / 168K YTD 532.5K / 505K	MTD 12.3k YTD 27k - pre-paid and collecting Delinquencies
Rental Income	MTD 4.8k / 2.4k YTD 7K / 7K	MTD 2.4k - Missed June Payment Paid YTD 0
Deskpersion Manager/Assistant	MTD 4.3K / 5K YTD 14.3K / 18K MTD 7.4K / 9.1K YTD 26.6K / 32K	MTD 813 YTD 3.6K – Staff transition MTD 1.6K YTD 5.4K – Staff transition
Health Ins.	MTD (325) / 5.1K YTD 6.4K / 15.5K	MTD 5.4k – Paid through July in June YTD 9K – Savings & Staff Transition
Electricity	MTD 17.9K / 24K YTD 49.5K / 67K	MTD 6.1K - Actual Usage YTD 17.4K
Water	MTD 0K / 22.6K YTD 37.7K / 68K	MTD 22.6K – July Water Due/ Paid August YTD 30K – Will reflect in August Financials
Elevators	MTD 1.1K / 2.25K YTD 3.3K / 6.7K	MTD 1K - Savings YTD 3.4K – Savings
Trash Removal	MTD 0K / 1.7K YTD 1.8K / 5.2K	MTD 1.7K – July paid in early August YTD 3.4K – Last fiscal year carried a credit into May / July will reflect in August Financials
Plumbing R&M	MTD 0K / 1.5K YTD 1.8K / 4.5K	MTD 1.5K – no payables for item YTD 2.7K
Bonus/Incentives	MTD (2.3K) / 0K YTD (2.3K) / 0K	MTD 2.3K – ADP Refund / Voided Bonus Checks -2017 YTD 2.3K