

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
May 21, 2019
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

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

Directors Present: Mr. Hashmat Ali, President
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer
Mr. David Weinberg, Secretary [arrived 6:18 p.m.]
Ms. Jennifer Yonkos, Director
Mr. Shai Steinberg, Director

Directors Absent: Ms. Alis Marachelian, Director

Management: Ms. Daisy Angelino, Building Manager
Ms. Jasmin Campos, Assistant Manager

Others: Mr. Gary Murphy, Bollinger Business Development Director

Residents: Martha Hahn #733; Doris Denny #136; Utaam Khatri #809

II. **BOLLINGER PRESENTATION:** Mr. Murphy said that Bollinger has been the corporation's natural gas supplier for 6-7 years. He said that the contract expires in August and that the company is the only one using interruptible gas. He said that the Board could wait but he recommended renewing for 3 years.

III. **RESIDENT PARTICIPATION:**

- Mr. Khatri #809 referred the Board to the timeline for the water damage to #808 beginning on 4/12 which was the responsibility of the owner of #809. Eddie's Plumbing replaced the gasket and tub shoe at #809 and billed the corporation and will be repaid by Mr. Khatri.

IV. **APPROVAL OF AGENDA:**

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

V. **APPROVAL OF MINUTES:**

MOTION: Mr. Weinberg moved, Mr. Steinberg seconded, to approve the Minutes of April 16, 2019 as amended. The motion passed (4-0-2) with Ms. Yonkos and Mr. Spell abstaining.

VI. **REVIEW OF CONTRACTS:** Ms. Angelino referred the Board to the laundry contract proposal from Scheffres with 2 options for a lease term of 7 years. The Board then discussed how the machines break down before that time. Ms. Angelino said that she will contact the company about adjusting the prices, reducing the lease term, and clarifying response time and scheduled maintenance.

EVENTS CALENDAR: Discussed in Manager's Report.

RESERVE REPORT: No report.

VII. **REPORTS:**

A. **President/OA Representative:** Mr. Ali referred the Board to his RPOA report and gave special mention of the document entitled "Hate Speech, Emblems & Symbols of Hate, Assault: River Place Policies and Processes." He encouraged Board members to review the draft document and submit comments to present to the OA Board.

B. **Treasurer:** Mr. Spell reported that operating cash totaled \$35,240; operating reserves totaled \$58,757; replacement reserves were \$2,991,222; and total operating cash and reserves were \$3,026,462. Ms. Angelino then presented the Variance Report for April 2019 and discussed delinquencies.

C. **Manager:** Ms. Angelino said that the work plan for reserve projects is in process; the bench in the vestibule was replaced; and the semi-annual convector maintenance started on April 25. She also gave an update on financials and stated that the corporation was able to make an additional contribution to reserves. She went on to cite the engineer's report on elevator inspections; switching to cooling operations; and the Dominion Power outage 's effect on the AC equipment.

VIII. **NEW BUSINESS:**

A. **Hate Speech Policy Document:** Discussed in the OA report.

IX. **OLD BUSINESS:**

A. **Starry.com:** Mr. Spell said that Starry.com was offering another service but RPN may not be able to use it if Comcast owns the lines. Ms. Angelino will look into what Comcast will contractually allow.

X. **EXECUTIVE SESSION:**

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to adjourn the meeting at 8:20 p.m. There were no objections.

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

Approved by:
David Weinberg, Secretary
River Place North

Housing Corporation

Includes Month to Date (MTD) and Year to Date (YTD)

ACCOUNTS	MTD Current/Budget YTD Current/Budget Will Round	FAVORABLE / (UNFAVORABLE)
Operating Assessments	MTD 185.5K / 172.6K YTD 185.5K / 172.6K	MTD 12.8 YTD 12.8 - Pre-paid and Delinquencies collected during current fy
Resident Processing	MTD 185 / 1.6K YTD 185 / 1.6K	MTD (1.4K) – only credit card payments reflected YTD (1.4K) – \$2,553 deposited June (will reflect next month)
Laundry	MTD 0 / 3.6K YTD 0 / 3.6K	MTD (3.6K) YTD (3.6K) – \$3.3K deposited June (will reflect next month)
Health Ins.	MTD 0 / 2.6K YTD 0 / 2.6K	MTD 2.6K YTD 2.6K –
Training & Education	MTD 1.4K / 208 YTD 2.3K / 2.5K	MTD (1.2K) – Budget Spread – On track YTD 128 – FY Savings
Utilities	MTD 1.2K / 75.5K YTD 1.2K / 75.5K	MTD 74.2K YTD 74.2K – Large Electric bill, Gas and Water Cleared on
General Repairs	MTD 1.7K / 212 YTD 4.3K / 2.5K	MTD (1.5K) YTD (1.8K) - repairs and maintenance as needed
Plumbing R&M	MTD 0 / 1.5K YTD 0 / 1.5K	MTD 1.5K. YTD 1.5K –Repairs and maintenance as needed
Safety Materials	MTD 0 / 1K YTD 0 / 1K	MTD 1K YTD 1K – Budget Spread
Elevators	MTD 0 / 1.1K YTD 0 / 1.1K	MTD 1K YTD 1K – May payment cleared on
Trash Removal	MTD 0 / 1.8K YTD 0 / 1.8K	MTD 1.8K – YTD 1.8K – May payment cleared on
Office Equipment	MTD 1.1K / 87 YTD 10K / 1K	MTD (1K) YTD (9K) – Accounting Hosting and Management Copier Maintenance Cost
OA Assessment	MTD 1.2K / 27.2K YTD 301K / 327K	MTD 26K YTD 26K – Paid 1 month ahead. 5/18 cleared last FY
Wifi Annual License	MTD 2.25 / 0K YTD 6.7K / 9K	MTD (2.25K) YTD 2.25K – Budget Spread
Elevators	MTD 5.6K / 2.2K YTD 18.3K / 27K	MTD (3.3K) – 5 year load test / budget spread YTD 8.6K – FY Savings
Contributions Capital Reserves	MTD 94K / 47K YTD 612K / 565K	MTD (47K) YTD (47K) – additional contribution of 47K for FY
Ground Rent	MTD 5.7K / 212 YTD 22.8K / 22.8K	MTD (5.7K) – Budget Spread YTD on track
Federal Income Tax	MTD 4K / 0K YTD 8K / 4K	MTD (4K) YTD (4K) - per Accountant's prepayment recommendation
State Income Tax	MTD 1K / 0 YTD 2K / 1K	MTD (1K) YTD (1K) - per Accountant's prepayment recommendation