

MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
July 16, 2019  
1121 Arlington Boulevard  
Party Room, Lobby Level  
Arlington, Virginia 22209

I. **CALL TO ORDER:** Mr. Ali called the meeting to order at 6:01 p.m.

Directors Present: Mr. Hashmat Ali, President  
Mr. Raymond Miller, Vice President [arrived at 6:05 p.m.]  
Mr. Andrew Spell, Treasurer [arrived at 6:33 p.m.]  
Mr. David Weinberg, Secretary  
Ms. Jennifer Yonkos, Director  
Mr. Shai Steinberg, Director  
Ms. Alis Marachelian, Director

Directors Absent: None.

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

Others: Mr. Mike Ruble, Water Savings Inc.

Residents: Ms. Doris Denny #136.

II. **RESIDENT PARTICIPATION:** None.

III. **WATER SAVINGS PRESENTATION:** Mr. Ruble cited his proposal for doing all upgrades at the cost of Water Savings, Inc. and all services for the next 5 years and sharing savings with River Place North. He also said that water usage was high at RPN and the program is expected to bring that down by 18% at no cost to RPN. He added that the estimated savings are \$15,000 a year for the next 5 years.

IV. **APPROVAL OF AGENDA:**

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

V. **APPROVAL OF MINUTES:**

**MOTION:** Mr. Miller moved, Mr. Weinberg seconded, to approve the Minutes of June 18, 2019 as written. The motion passed unanimously (6-0-0).

VI. **REVIEW OF CONTRACTS:** Ms. Angelino referred the Board to the laundry contract which needed to be signed. She also cited the L5, L3 lease which Mr. Weinberg will review.

**EVENTS CALENDAR:** Nothing major to report.

**RESERVE REPORT:** Ms. Angelino said the vestibule ceiling was replaced and a new light was installed. She suggested using Carlos to do the mailroom ceiling and lighting at a cost of \$2500 or the staff bathroom for 4500 because the work was good and other bids were higher.

**MOTION:** Ms. Marachelian moved, Ms. Yonkos seconded, to approve payment of \$2500 to 4500 to Carlos to renovate the mailroom and bathroom. The motion passed unanimously (6-0-0).

VII. **REPORTS:**

A. **President/OA Representative:** Mr. Ali asked Board member to report problems with pests. Ms. Angelino cited a proposal for a heavier initial treatment than in the regular contract. She added that it was not in the budget but has not been done in 8 years. Mr. Ali then referred the Board to his report in the Board package.

**Ms. Yonkos' Report on Incident:** Ms. Yonkos referred the Board to her statement and to the video showing that she was verbally and physically threatened. She requested that the Board ban that person from the property and that the police should be called when someone threatens a resident verbally and/or physically and have the person removed.

**MOTION:** Ms. Marachelian moved, Mr. Steinberg seconded, to have the manager write a letter to the owner telling him that the person is banned from entering the building and, if found, he will be removed by the police as a trespasser. The motion passed unanimously (7-0-0).

Mr. Spell suggested looking into other ways of securing the property and putting the matter on next month's agenda.

B. **Treasurer:** Ms. Angelino said there were no financials, but Mr. Spell reported that replacement reserves were over \$3 million. Ms. Angelino then presented the Variance Report for June 2019 and discussed delinquencies.

C. **Manager:** Ms. Angelino cited her report and said that the work on the vestibule ceiling and lighting was completed and that it may be the beginning of an improved lobby area.

VIII. **NEW BUSINESS:**

A. **Short-Term Leases:** Ms. Angelino said she would like a committee to work with management on a long-term solution. Ms. Yonkos, Mr. Spell, and Mr. Weinberg volunteered.

IX. **OLD BUSINESS:**

A. **L3/L5 Lease:** Mr. Weinberg will review the lease.

B. Laundry Contract: The contract was signed. New machines will be installed in September.

C. Reserve Study Update: Tabled to next meeting.

X. ADJOURNMENT:

**MOTION:** Mr. Weinberg moved, Ms. Yonkos seconded, to adjourn the meeting at 7:29 p.m. There were no objections.

**SUBMISSION OF MINUTES**

Barbara Seaman,  
Recording Secretary

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

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 179K / 172.6K YTD 365K / 345K	MTD 7K YTD 20K - Pre-paid and Delinquencies collected
Resident Processing	MTD 3K / 1.6K YTD 3K / 3K	MTD 1.4K – 2 months reflected YTD
Laundry	MTD 6.6K / 3.6K YTD 6.6K / 7.3K	MTD 3K – 2 months deposit YTD (.7K) – Actual
Seller's Statement	MTD 2K / 233 YTD 2K / 466	MTD 1.8K YTD 1.5K – Actual
WIFI Income	MTD 2.5K / 0 YTD 2.5K / 0	MTD (2.5K) YTD (2.5K) – Budget Spread
Electric	MTD 44K / 25K YTD 45K / 45K	MTD (19K) 2 months payments reflected YTD on track
Gas	MTD 13K / 2K YTD 13K / 35K	MTD (10K) - May and June reflected YTD 22K – budget spread
Water	MTD 38K / 22.5K YTD 38K / 45K	MTD (15K) - May and June reflected YTD 6.9K – budget spread
Workers Compensation	MTD 5.5K / 500 YTD 5.5K / 1K	MTD (5K) YTD (5.5K) –Budget Spread
Trash Removal	MTD 4.2K / 1.8K YTD 4.2K / 3.6K	MTD (2.4K) – - May and June reflected YTD (566) – Actual
Ground Rent	MTD 5.7K / 0K YTD 5.7K / 5.7K	MTD (5.7K) – Budget Spread YTD