

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
August 20, 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
Mr. Andrew Spell, Treasurer [arrived at 6:17 p.m.]
Ms. Jennifer Yonkos, Director [arrived at 6:17 p.m.]
Mr. Shai Steinberg, Director
Ms. Alis Marachelian, Director

Directors Absent: None.

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

Others: Mr. Christopher Myles, Elevator Technologies, Inc.

Residents: Ms. Doris Denny #136.

II. **RESIDENT PARTICIPATION:** None.

III. **ELEVATOR TECHNOLOGIES PRESENTATION:** Mr. Myles said that the control systems were 17 years old and that other equipment was obsolete. He cited his elevator modernization proposal for improving performance and safety, as well as more reliable operation of the elevators. He added that work will take 9 months and that 2 elevators will be in service at a time.

[Mr. Myles left the meeting at 6:23 p.m.]

IV. **APPROVAL OF AGENDA:**

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to approve the agenda as amended. The motion passed unanimously (7-0-0).

V. **APPROVAL OF MINUTES:**

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to approve the Minutes of July 16, 2019 as amended. The motion passed unanimously (7-0-0).

VI. **REVIEW OF CONTRACTS:** Ms. Angelino said that she received 1 bid for water heater maintenance from Noyes AC Contractor recommended by Mario.

MOTION: Mr. Steinberg moved, Ms. Marachelian seconded, to approve the water heater maintenance contract from Noyes AC Contractor. The motion passed unanimously (7-0-0).

EVENTS CALENDAR: Ms. Angelino said that fire safety letters were sent out to the 11th floor residents and that she was waiting on a bid for the trash compactor. She will also call the insurance agent with questions about RPN's liability.

RESERVE REPORT: Ms. Angelino had no updates.

VII. **REPORTS:**

A. **President/OA Representative:** Mr. Ali wished Ms. Angelino a happy birthday and thanked her for her work. He also thanked Mr. Weinberg who was leaving in September, for serving on the Board for 9 years.

B. **Treasurer:** Mr. Spell said that as of July 31, operating cash totaled \$186,850; operating reserves totaled \$58,802; and replacement reserves totaled \$3,048,084. Ms. Angelino then gave the Variance Report for July 2019 and discussed delinquencies.

C. **Owners Association:** Mr. Ali reported that the garage project was moving along; the AC system in the Entertainment Center has been replaced; and that the invoice payment system should improve. He added that Bill Smith has resigned.

D. **Manager:** Ms. Angelino, citing her report, said that she wished to recognize Eugene Felton for his quick, calm actions during a unit fire. She also said that the building had 2 power outages last month; that the building-wide water shut down was scheduled for August 28 from 10 am to 12 pm; and that Elevator 1 was down for several days because of a drive failure which was repaired by ETI, the maintenance contractor.

VIII. **NEW BUSINESS:**

A. **Elevator Discussion:** Ms. Angelino recommended that a full modernization be done soon. Mr. Ali suggested getting 2 more proposals. Ms. Angelino said that the proposal from ETI was good for 90 days so that the work should be approved quickly.

B. **Reserve Study Update:** Ms. Marachelian said that the study seemed to focus on cosmetic work too much. Mr. Spell said that there were 6 items that were discretionary and can be changed. He also suggested that Mario add any missing projects. Ms. Marachelian suggested picking the top 3 discretionary items and choosing 1 to do.

C. **OA Utility Bills Reimbursement:** Ms. Angelino said that the OA has owed RPN money but that late repayment does not incur a fee. Mr. Ali suggested drafting a letter to the OA and sending copies to him and to the OA president.

D. Water Management: Mr. Spell said that 4 companies' bids were reviewed and 2 bids were considered. Ms. Angelino said that the companies offer either more savings with few services or less savings with more services. Ms. Angelino also suggested educating residents about repairs, collecting information during semi-annual convection services, and getting pest control to report on issues during their quarterly inspections. The Board agreed by consensus to approve the proposal by Water Management subject to the manager's review, then to approve it by email.

IX. OLD BUSINESS: None.

X. ADJOURNMENT:

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to adjourn the meeting at 8:13 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 178.6K / 172.6K YTD 543.8K / 517.9K	MTD 6K YTD 25.8K - Pre-paid and Delinquencies collected
Resident Processing	MTD 0 / 1.6K YTD 3.1K / 5K	MTD (1.6K) YTD (1.8K) - July will reflect on August Financials
Laundry	MTD 0 / 3.6K YTD 6.6K / 11K	MTD (3.6K) YTD (4K) – Deposit will reflect in August Financials
Employee Benefits	MTD 211 / 3.6K YTD 9.5K / 11K	MTD 3.4K – Paid Health Insurance in June YTD 1.4K – Actual
Safety Material	MTD 0 / 1K YTD 728 / 3.1K	MTD 1K YTD 2.3K – Budget Spread
Electric	MTD 3.4K / 25K YTD 48.7K / 70K	MTD 21K -Large Account July Due Invoice Cleared in June YTD on track
Gas	MTD 6.2K / 2K YTD 19K / 37K	MTD (4.2K) – Invoice due on August, paid in July YTD 17.8
Water	MTD 0 / 22.5K YTD 38K / 67.5K	MTD 22.5K - YTD 29K – Cleared on early August
General Repairs	MTD 4.9K / 200 YTD 5.7K / 624	MTD (4.6K) YTD (5.1K) –Budget Spread, repairs as needed
Water Damage	MTD 1.7K / 333 YTD 3.7K / 1K	MTD (1.4K) YTD (2.6K) –Budget Spread, repairs as needed