

MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
February 18, 2020  
1121 Arlington Boulevard  
Party Room, Lobby Level  
Arlington, Virginia 22209

I. **CALL TO ORDER:** Mr. Ali called the meeting to order at 6:08 p.m.

Directors Present: Mr. Hashmat Ali, President  
Mr. Raymond Miller, Vice President  
Mr. Andrew Spell, Treasurer  
Mr. Shai Steinberg, Director  
Ms. Sabrina Faber, Director

Directors Absent: Ms. Jennifer Yonkos, Director  
Ms. Alis Marachelian, Director

Management: Ms. Daisy Angelino, Building Manager  
Ms. Amber Suggs, Assistant Manager

Residents: Ms. Doris Denny #136.

II. **RESIDENT PARTICIPATION:** Ms. Denny said she was there for support.

III. **APPROVAL OF AGENDA:**

**MOTION:** Mr. Miller moved, Mr. Steinberg seconded, to approve the agenda as presented. The motion passed unanimously (5-0-0).

IV. **APPROVAL OF MINUTES:**

**MOTION:** Mr. Spell moved, Mr. Miller seconded, to approve the Minutes of January 21, 2020 as presented. The motion passed unanimously (5-0-0).

V. **REVIEW OF CONTRACTS:** Ms. Angelino had no updates.

**EVENTS CALENDAR:** Ms. Angelino had nothing new for the calendar.

**RESERVE REPORT:** There were no updates to report.

VI. **REPORTS:**

A. **President:** Mr. Ali referred to the Annual Meeting calendar. Ms. Angelino said that she received the last candidate form and that the official notices will be sent out. Mr. Steinberg said he has accepted a job that will start in March so the number of openings on the Board will be 5

instead of 4. Ms. Angelino said she will look into the bylaws about staggered terms of Board members.

B. Treasurer: Mr. Spell said that operating cash totaled \$170,825; operating reserves totaled \$77,774; and Replacement Reserves totaled \$3,308,280 with total reserves and operating cash of \$3,556,879. Ms. Angelino then gave the Variance Report for January 2020 and discussed delinquencies.

Turning to the budget, Mr. Spell said that the increase will be 2.46% mainly due to reserve contributions, which are in line with the reserve study. He also said that utilities were going up as well as OA contributions and salaries.

**MOTION: Mr. Steinberg moved, Mr. Miller seconded, to approve the 2020-2021 budget with a 2.46% increase. The motion passed unanimously (5-0-0).**

Mr. Spell said that the audit came in with an unqualified opinion and that the auditors had recommendations which will be discussed at the April meeting.

C. OA Representative: Mr. Ali said that the OA will have a new office for parking matters and that the manager position will be decided in 1 month. He also said that patrol functions will out-sourced in order to improve reporting and have better trained staff. He added that grounds maintenance needed better oversight. He then said that it was suggested that a subcommittee be formed to give feedback to the OA Board. Mr. Steinberg added that a committee could field complaints. Ms. Faber also said that a subcommittee has met and will do a survey in order to give guidance to the OA on how to handle problems.

D. Manager: Ms. Angelino said that her report items were covered.

VII. **NEW BUSINESS:**

A. Water Valve Replacement Project: Mr. Ali said that shareholders should be notified that they can replace valves themselves or have the building do it and bill them. Mr. Spell said that tub shoes often cause leaks and are included in the reserve study. Mr. Ali suggested deferring this matter and moving ahead with valve replacement. Ms. Angelino will ask for estimates on the cost of both projects.

B. Transfer Agent Functions: Either outsourcing or doing the work in house by each building was discussed.

VIII. **OLD BUSINESS:**

A. Annual Meeting: Everything is in place for the March 17 meeting.

IX. **EXECUTIVE SESSION:**

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**MOTION:** Mr. Miller moved, Ms. Faber seconded, to adjourn to Executive Session at 7:51 p.m. There were no objections.

**SUBMISSION OF MINUTES**

Daisy Angelino,  
General Manager

Approved by:  
Shai Steinberg, Secretary  
River Place North  
Housing Corporation