

FINAL

**MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
July 21, 2020
VIRTUAL MEETING**

I. **CALL TO ORDER:** Mr. Ali called the meeting to order at 5:49 p.m.

Directors Present: Mr. Hashmat Ali, President
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer
Ms. Jennifer Yonkos, Director
Ms. Alis Marachelian, Director
Ms. Sabrina Faber, Director
Mr. Hafizur Rahman, Director

Directors Absent: None.

Management: Ms. Daisy Angelino, Building Manager

Residents: None.

II. **RESIDENT PARTICIPATION:** None.

III. **APPROVAL OF AGENDA:**

MOTION: Ms. Yonkos moved, Ms. Marechelian seconded, to approve the agenda as amended. The motion passed unanimously (7-0-0).

IV. **APPROVAL OF MINUTES:**

MOTION: Mr. Spell moved, Mr. Miller seconded, to approve the Minutes of June 16, 2020 as presented. The motion passed (6-0-0).

V. **REVIEW OF CONTRACTS:** Ms. Angelino cited the new estimated tax letter.

VI. **REPORTS:**

A. **President:** Mr. Ali had no report.

B. **Treasurer:** Mr. Spell said that operating cash totaled \$212,821; operating reserves totaled \$77,782; Replacement Reserves totaled \$3,641,681 and total combined reserves is \$3,719,463. He added that \$100,000 was moved from the operating account to replacement reserves. He also said that the corporation contributes \$53,000 monthly to replacement reserves. Ms. Angelino then gave the delinquency report.

C. **OA Representative:** Ms. Faber cited the results of the "Fitness Center Survey" and said that the Board discussed opening the pool which is now closed. She added that the Board has not yet decided about the fitness

center and that she suggested holding outdoor fitness activities or making arrangements with local fitness centers. She said that the Board also discussed service animals as well as where pets can be curbed. Mr. Spell said he can forward the North building's service animal policy which is based on federal law. Ms. Faber also cited the RPOA "Regulations Applicable to Assistance Animals." Mr. Spell added that Virginia just passed a law on comfort animals and that River Place must differentiate between service and comfort animals.

VII. **NEW BUSINESS:**

A. **Smoking:** Mr. Spell said that smoking has the potential to become a bigger issue because marijuana may be legalized in Virginia and there should be something on the books for the building. He also said that although smoking is now allowed in homes, it travels between units, so smoking can be banned inside apartments. Ms. Faber said that it is a problem if the tenant smokes and the shareholder is penalized for such a violation. Ms. Angelino also said that management cannot go into units to verify that someone is smoking or identify who is smoking. Ms. Marachelian then suggested designating areas for smoking and adding that the building is smoke free to the lease. Ms. Angelino said she sent a draft of a lease addendum to the Board and as soon as they approve, management can start using it. Mr. Spell also said that the South building has banned all smoking in the building and that the North can see how it works. Ms. Yonkos also cited the Non-Smokers' Rights Foundation and will send their information to the rest of the Board.

B. **Next Phase of Water Savings:** Ms. Faber said that water leak sensors have been installed in some of her units and that they are effective and inexpensive. She also suggested installing them for the main valves. She also said that they will be less expensive if purchased in bulk. Mr. Spell added that it will take time to do the pipes, so installing sensors can be done in the meantime. Mr. Ali said that the shareholder is responsible for things inside the unit. There was a consensus of the Board to explore leak sensors in the building.

VI. **REPORTS-continued:**

D. **Manager:** Ms. Angelino said that she has had positive feedback on Starry Services as well as on the limited availability of the party room. She also said that the front desk has returned to processing packages during regular hours. She added that residents have complained about some people not wearing masks. She will post more signs, provide contractors with masks, and have concierges remind residents to wear them. In addition, she said that the building is fully staffed. She also said that the cooling towers are being screened in to prevent shut downs caused by cicadas clogging the equipment.

VII. **NEW BUSINESS-continued:**

C. **Use of Masks:** Ms. Angelino said that there have been multiple complaints about residents/visitors/delivery persons not wearing masks and

efforts to have them do so have not helped. Mr. Spell said that delivery people can be required to wear masks but that it is harder to make residents wear them. Although there is a state mandate, Ms. Angelino said there is no way to enforce it. Ms. Faber said that Arlington County has special signs with the County seal about face coverings that can be posted and that a roving guard can help. Ms. Angelino said that she will contact the County about resources. Ms. Marachelian added that common areas should be addressed such as the laundry room, the lobby, and the elevator. Ms. Faber suggested reducing the number of people in the elevators unless they are in the same household.

D. Pest Control: Ms. Angelino said there was nothing urgent to act on and that she would email information to the Board.

VIII. OLD BUSINESS:

A. Foreclosures/Late Fees: Mr. Miller suggested extending waivers for another month for those who are having trouble making payments and to do it on an individual basis.

MOTION: Mr. Spell moved, Mr. Miller seconded, to extend waivers of late fees and foreclosures for another month. The motion passed unanimously (7-0-0).

IX. EXECUTIVE SESSION:

MOTION: Mr. Miller moved, Mr. Rahman seconded, to adjourn to Executive Session 7:19 p.m. There were no objections.

SUBMISSION OF MINUTES

**Daisy Angelino,
General Manager**

**Approved by:
Jennifer Yonkos, Secretary
River Place North
Housing Corporation**