

**MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
August 18, 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. Andrew Spell, Treasurer  
                          Ms. Jennifer Yonkos, Director [late]  
                          Ms. Alis Marachelian, Director [late]  
                          Ms. Sabrina Faber, Director  
                          Mr. Hafizur Rahman, Director

Directors Absent:    Mr. Raymond Miller

Management:        Ms. Daisy Angelino, Building Manager

Residents:           None.

II.       **RESIDENT PARTICIPATION:** None.

III.      **APPROVAL OF AGENDA:**

**MOTION:**    Mr. Rahman moved, Mr. Spell seconded, to approve the agenda as presented. The motion passed unanimously (4-0-0).

IV.      **APPROVAL OF MINUTES:**

**MOTION:**    Ms. Faber moved, Mr. Spell seconded, to approve the Minutes of July 21, 2020 as amended. The motion passed (4-0-0).

V.       **REVIEW OF CONTRACTS:** Ms. Angelino said that contracts and reserves will be covered later in the manager's report.

VI.      **REPORTS:**

A.       **President:** Mr. Ali said he received an email from a former Board member about OA employees and asked Ms. Faber to bring it to the attention of the OA Board. Ms. Faber said that there were some issues with patrols. Mr. Spell said that some patrols were from a hired company and some were employees of the OA and that the hired patrols were not uniformed. Ms. Faber said she would share the matter with management. She also said that the contract with the hired company was for an 8-week trial period but that, if extended, employees must be in uniform. Mr. Ali also said that not enough residents were complying with the protocol for the pandemic especially in terms of wearing face coverings. Ms. Angelino replied that management has increased signage as well as supplied masks but that there was not much more they can do to enforce Arlington County's protocols.

B. OA Representative: Ms. Faber said that the Board was collecting proposals for a new reserve study and said that it will help if Board members could join in the site visits since there were many priorities. She added that the next meeting will be held on August 20.

C. Treasurer: Mr. Spell reported that the corporation was doing well. Operating cash totaled \$44,390; operating reserves totaled \$77,883. Replacement Reserves totaled \$3,788,199 and total operating cash and reserves is \$3,910,372. Mr. Spell then said that the corporation's investment adviser left this month since he does not get fees if interest rates are less than 1%. Mr. Spell added that he was now taking over to make sure that investments are diversified and insured. He also said that investments are normally laddered but that this is not a normal time. Mr. Ali asked Ms. Angelino to look into CAI resources. Ms. Angelino then discussed delinquencies which, she said, were now stable.

VII. **NEW BUSINESS:**

A. Vacancies in the Building: Ms. Angelino said that vacancies were higher than normal for this year and asked the Board to consider some options, such as, involving Rosslyn BID to help drive more traffic to River Place; short term leasing; and listing on the Housing Division directory. Mr. Ali said that the policy on a lease of at least 3 months should continue. Ms. Yonkos also said opening up to shorter leases defeats the purpose of having residents feel safe. Ms. Marachelian suggested trying other methods such as advertising such as through the military. Ms. Faber said that selling points have been the location, affordability, and the pool and gym which are not open.

B. RPN Lease Addendum Language: The Board generally agreed with the language but Mr. Spell suggested taking the matter offline and making the document more concise and readable. Ms. Yonkos and Ms. Marachelian agreed to work with Ms. Angelino on a draft to present to the Board.

C. Eviction: Ms. Angelino said she got an email from their attorney. Ms. Yonkos added that the resident agreed to move out by August 31.

D. Covid 19 Credits/Grants: Ms. Angelino said that the corporation was given credit for Social Security contributions and grants for preventing the spread of coronavirus. She added that additional disinfecting measures were being taken including the use of hydrochloric acid in common areas; the purchase of a fogger and a UV light; increased signage; and sneeze guards. She also said that she was exploring grants for expanded measures.

VIII. **OLD BUSINESS:**

A. Resident Concerns about Face Coverings: Ms. Angelino said she has added signs and provided masks to residents.

B. Smoking: Mr. Spell suggested forming a subcommittee to work on the issue in terms of reviewing laws and looking into measures the South building is taking. Mr. Ali agreed.

**REPORTS-continued:**

Manager: Ms. Angelino said that in terms of contracts, she was evaluating several contracts and making recommendations to cancel underutilized services. She added that she recommended bidding out the contracts for pest control, WiFi, and auditing services.

X. **ADJOURNMENT:**

**MOTION:** Mr. Rahman moved, Mr. Ali seconded, to adjourn the meeting at 7:01. There were no objections.

**SUBMISSION OF MINUTES**

Daisy Angelino,  
General Manager

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