

**MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
36th ANNUAL MEETING
March 20, 2018
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209**

I. **CALL TO ORDER:** President Jennifer Yonkos called the meeting to order at 6:45 p.m.

Directors Present: Ms. Jennifer Yonkos, President
 Mr. Andrew Spell, Treasurer
 Mr. David Weinberg, Secretary
 Mr. Hashmat Ali, Director
 Ms. Alis Marachelian, Director

Directors Absent: Mr. Raymond Miller, Vice President and Mr. Shah Steinberg, Director.

Management: Ms. Daisy Angelino, Acting Assistant Building Manager

II. **PROOF OF NOTICE:** Ms. Yonkos said that notice of the Annual Meeting was sent out on February 23, 2018.

III. **INTRODUCTION OF BOARD MEMBERS AND STAFF:** Ms. Yonkos introduced the current Board members and Ms. Daisy Angelino, Acting Assistant Manager. She added that Mr. Haddad, Building Manager, was in the office calling shareholders to get a quorum.

IV. **READING AND APPROVAL OF MINUTES:**

MOTION: Mr. Don Nachtwey moved, Mr. Ali seconded, to dispense with the reading of the Minutes of March 21, 2017 Annual Meeting and approve the minutes as presented. The motion passed unanimously.

MOTION: Mr. Weinberg moved, Mr. Nachtwey seconded, to approve the Minutes of the 35th Annual Meeting as presented. The motion passed unanimously.

V. **APPOINTMENT OF VOTE TELLERS:** Ms. Yonkos appointed the League of Women Voters of Arlington as vote tellers.

VI. **REPORTS:**

A. **President:** Ms. Yonkos cited projects that were completed such as the cooling tower overhaul, the chiller pump and hot water heater replacement, and the sales of Units 605 and 730. She also cited work in progress such as the replacement of the main water meter and a facelift to the stairwells. Future projects, she added, were the replacement of the hallway roof exhaust fan and the trash compactor as well as the pneumatic controls on the boiler system.

B. **Treasurer:** Mr. Spell cited the draft budget for 2018-19. He said that the fee increase would be 3.77%. The biggest drivers of the budget, he also said, were utilities and the 6% increase in reserve contributions. He added that a potential vertical pipe replacement is now being analyzed but is not covered in the reserve study.

C. OA: Mr. Ali said that the OA was working on projects like replacing roofs of common elements and working on the MP and WP garages. He added that some cosmetic changes like signage and refurbishing exercise equipment were being made.

VII. DISCUSSION: Because of complaints from residents, Mr. Weinberg led a discussion of the letter being sent to shareholders about short-term rentals which are a violation of the bylaws as well as Arlington County regulations. As a result, he said that the Board will enforce the bylaws by imposing a fine of \$1,000 for the 1st violation, \$1,500 for the 2nd offense, and \$2,000 for the 3rd violation. Arlington County will also be alerted to the violation.

VIII. PROOF OF QUORUM: Ms. Yonkos said that there was no quorum.

IX. DRAWING: The winners of the drawing for \$250 off assessments were Unit #839, Hashmat Ali, and Unit #228.

X. ADJOURNMENT:

MOTION: It was moved and seconded, to adjourn the 36th Annual Meeting of River Place North at 8:00 p.m. There were no objections.

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

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