

**MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
37th ANNUAL MEETING
March 19, 2019
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209**

- I. **CALL TO ORDER:** President Hashmat Ali called the meeting to order at 6:32 p.m.
- Directors Present: Mr. Hashmat Ali, President
 Mr. Raymond Miller, Vice President
 Mr. Andrew Spell, Treasurer
 Mr. David Weinberg, Secretary
 Ms. Jennifer Yonkos, Director
 Ms. Alis Marachelian, Director
- Directors Absent: Mr. Shai Steinberg, Director.
- Management: Ms. Daisy Angelino, Building Manager; Ms. Jasmine Campos, Assistant Manager.
- II. **PROOF OF NOTICE:** Mr. Ali said that notice of the Annual Meeting was sent out on February 22, 2019.
- III. **PRESENC OF A QUORUM:** Mr. Ali announced the presence of a quorum.
- IV. **READING AND APPROVAL OF MINUTES:**
- MOTION:** It was moved and seconded to dispense with the reading of the Minutes of March 20, 2018 Annual Meeting and approve the minutes as presented. The motion passed unanimously.
- MOTION:** It was moved and seconded to approve the Minutes of the 36th Annual Meeting as amended. The motion passed unanimously.
- V. **APPOINTMENT OF VOTE TELLERS:** Mr. Ali appointed the League of Women Voters of Arlington as vote tellers.
- VI. **REPORTS:**
- A. **President:** Mr. Ali cited projects that were completed such as the hallway roof fan replacement; contracts for telephones, employee uniforms, and medical insurance; as well as OA improvements in landscaping and signage. He also cited work in progress such as the reserve study update, plant valve replacement, motor replacement for apartment exhaust, and water chiller replacement currently out for bid. Upcoming projects, he added, were lobby area renovations and aesthetic improvements such as refreshing common areas, painting soffit at L3 and the exterior of utility doors at the roof level, and replacing the trash corral roll-up door.
- B. **Treasurer:** Mr. Spell cited the draft budget for 2019-2020. He said that the fee increase would be 2.55%. The biggest drivers of the budget, he also said, were the OA fee, ground rent, utilities, and the 6% increase in reserve contributions. He added that since the reserve study did not include vertical pipe replacement, this was a major expense that needed to be budgeted for.

C. OA: Mr. Ali said that the OA was working on projects like the Monroe garage. He also said that a contractor was hired for swimming pool maintenance and that landscaping was now finished.

VII. ROSSLYN ACTIVITIES: Mr. Spell presented an overview of the events, businesses, and rental market in the area.

VIII. PROOF OF QUORUM: A quorum of _____ was reached.

IX. DRAWING: The winners of the drawing for \$250 off assessments were Unit #819 and Unit #837.

X. ADJOURNMENT:

MOTION: It was moved and seconded, to adjourn the 37th Annual Meeting of River Place North at 7:36 p.m. There were no objections.

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

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