

**FINAL**

**MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
April 20, 2021  
VIRTUAL MEETING**

I. **CALL TO ORDER:** Mr. Ali called the meeting to order at 6:06 p.m.

Directors Present: Mr. Hashmat Ali, President  
Mr. Raymond Miller, Vice President.  
Mr. Andrew Spell, Treasurer m]  
Ms. Jennifer Yonkos, Secretary [arrived at 5:50]  
Ms. Alis Marachelian, Director  
Ms. Sabrina Faber, Director

Directors Absent: None.

Management: Building Manager, Ms. Daisy Angelino.

Residents: Mr. Lewis Gorman.

II. **RESIDENT PARTICIPATION:** None.

III. **ELECTION OF OFFICERS:**

Mr. Ali welcomed new and continuing Board members and said he wanted another Board member to take over as president.

**MOTION: Mr. Ali moved, Mr. Miller seconded, to nominate Mr. Spell as President. The motion passed unanimously (6-0-0).**

**MOTION: Mr. Ali moved, Mr. Spell seconded, to nominate Mr. Miller as Vice President. The motion passed unanimously (6-0-0).**

**MOTION: Mr. Ali moved, Mr. Miller seconded, to nominate Ms. Yonkos as Treasurer and Ms. Marachelian as Secretary.**

Mr. Spell then conducted the meeting and thanked Mr. Ali for his many years of service to River Place North. Mr. Ali replied that it was a team effort.

**MOTION: Mr. Ali moved, Ms. Marachelian seconded, to nominate Ms. Faber as OA representative with Ms. Marachelian as alternate. The motion passed unanimously (7-0-0).**

IV. **REPORTS:**

A. **President:** Mr. Ali thanked Ms. Angelino and her staff for keeping the building save and implementing COVID policies. In terms of the River Place Advisory Committee, the survey indicated that most shareholders want the committee to negotiate with the partnership on the redevelopment of River Place. The committee then will contact Monday Properties about an agreement that will be mutually beneficial. Mr. Spell asked Mr. Ali to

continue attending meetings of the Redevelopment Committee and Mr. Ali, in turn, suggested Ms. Faber also attend them.

B. Treasurer: Mr. Spell reported that Skyline had some downtime and that there was no actual report, but it was the last month of the fiscal year and financial balances for the period ending on 3/31/21 were as follows:

Total Operating Cash-\$175,383.61  
Operating Reserves-\$77,990.28  
Replacement Reserves-\$4,056,416.77  
Replacement Reserve Total-\$4,260,859.32

Mr. Spell then said, and the Board agreed, to hold onto the additional funds until May and contribute to reserves at that time. Ms. Angelino had no delinquency report because of the Skyline downtime but she can email the information to the Board. In terms of the reserve study, she said that she will meet with the engineer assigned to RPN along with Mario and others who may want to attend.

C. OA Representative: Ms. Faber said that since patrols had been affected by COVID, a company called Axiom was hired. The contract was extended and she was asking for comments from the Board and Ms. Angelino about another extension. She said she did not favor a hybrid system as a long-term solution. Ms. Yonkos agreed. Mr. Angelino said that a constant, steady in-house company is reassuring and less confusing to residents about who is in charge. The consensus, then, was that RPN was not in favor of a hybrid approach. Ms. Faber also said that a search for a new General Manager of the OA has been under way for a few months but it is a slow process. She added that the pool is scheduled to open on May 29 but that the Fitness Center may open at the end of April or beginning of May. She said that a committee has been formed on scheduling and that the website includes a COVID release form. She then said that support animal fencing has been delayed and that support dogs on the property should be registered as such. Turning to the land lease survey, Ms. Faber said that the response rate was 30% or 350 out of 11 potential responses. She said that the suggestion was made to work with banks on mortgages. Mr. Spell added that River Place has a new bank, Charles Town Bank, as a source for mortgages.

D. Manager: Ms. Angelino said that the winners of the drawing for \$250 credit for assessments held during the Annual Meeting are Units 604 and 326, Ray Medina and Chantay Lizou. She also reported that the certificate from the Department of Professional and Occupational Regulations is on display; the elevator inspection has been conducted; quarterly taxes were paid; window washing was scheduled; and the trash chute was cleaned. For the engineer's report, she related that heating is off and cooling is being prepared; the semi-annual preventive maintenance is under way with overflow gaskets being sealed with epoxy. She has also asked the OA for reimbursement for treating rodents in the parking area; WiFi cost savings are being discussed with Comcast. Ms. Angelino then asked the Board for approval of seal replacement related to A/C prep work.

**MOTION: Ms. Marachelian moved, Mr. Miller seconded, to approve seal replacement at a cost of \$5,175. The motion passed unanimously (7-0-0).**

In terms of the request for the OA to reimburse RPN for pest control in the parking area, Ms. Angelino said she asked for \$1,020 or \$125 per month. Ms. Faber and Ms. Angelino will resubmit the invoice.

V. **NEW BUSINESS:**

A. Shareholder Inquiry about the Rooftop Deck: In response to a shareholder's inquiry about making use of the rooftop deck, Mr. Spell said that a building use committee looked into under-utilized spaces. They consulted an architect who advised constructing a new stairway as part of Unit 1016 because of inadequate egress. The project was then deemed unfeasible.

B. Sharing Owner Contact with Resident: In connection to damage from an accident in the parking area, the resident wants information on the former resident. Mr. Spell said that RPN shares owner to owner information, not resident to resident and that the person involved can go to the County for information.

VI. **OLD BUSINESS:**

A. Resident Disruptions: Mr. Spell said that the no smoking policy should be discussed under New Business next month and that the Board can support Ms. Angelino in carrying it out.

B. Storage Room Lights: Sensors and timers have been installed.

C. Policy Tracking: Tabled.

D. Shareholder Survey: Discussed.

Mr. Lewis Gorman, new Board member, was introduced and welcomed to the Board.

VII. **APPROVAL OF MINUTES:**

**MOTION: Mr. Ali moved, Mr. Miller seconded, to approve the February 16, 2021 Minutes as amended. The motion passed unanimously (7-0-0).**

VIII. **ADJOURNMENT**: There being no further business, the meeting was adjourned at 7:29 p.m. There were no objections.

**SUBMISSION OF MINUTES**

**Alis Marachelian, Secretary  
River Place North**

**Housing Corporation**