

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING

July 21, 2009

1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: President Hashmat Ali called the meeting to order at 6:01 p.m.

Directors Present: Mr. Hashmat Ali, President
Mr. Andrew Spell, Treasurer
Ms. Jennifer Pitz, Secretary
Mr. Don Nachtwey, OA Representative
Mr. Robert Turman, Director
Mr. Troy Dibley, Director [late]

Directors Absent: Mr. Raymond Miller, Director

Management: Mr. Francisco Foschi, Building Manager
Ms. Daisy Zambrano, Assistant Manager

II. RESIDENT PARTICIPATION: Mr. Ali submitted a letter to the Board requesting the transfer of his 16 units to FMS Enterprises, LLC.

[Mr. Dibley arrived at 6:03 p.m.]

MOTION: Mr. Spell moved, Mr. Nachtwey seconded, to approve Mr. Ali's request to transfer his units to FMS Enterprises, LLC. The motion passed (5-0-1) with Mr. Dibley abstaining.

III. APPROVAL OF AGENDA:

MOTION: Mr. Ali moved, Mr. Spell seconded, to approve the agenda as amended. The motion passed unanimously (6-0-0).

IV. APPROVAL OF MINUTES:

MOTION: Mr. Spell moved, Mr. Ali seconded, to approve the Minutes of June 16, 2009 as corrected. The motion passed unanimously (6-0-0).

MOTION: Mr. Ali moved, Mr. Spell seconded, to table approval of the Minutes of April 22, 2009 until the revision can be opened. The motion passed unanimously (6-0-0).

V. REPORTS:

A. President: Mr. Ali said that his report was included in other parts of the agenda.

River Place North

July 21, 2009

Page 2

B. Treasurer: Referring the Board to the financial report, Mr. Spell said that replacement reserves were at about \$1.5 million at the beginning of the brick project. Mr. Foschi then explained the Variance Report adding that contributions to reserves have not been made in two months while waiting to settle into a New Westminster account.

ACTION 1: Mr. Foschi will footnote items from the last fiscal year.

ACTION 2: Mr. Foschi will find out why taxes increased.

ACTION 3: Mr. Spell and Mr. Dibley will continue to investigate how to pay for circuit breakers.

C. OA Report: Mr. Nachtwey said that the OA did not meet in July, but that American Mortgage was invited to become the 3rd lender for the property. He also said that patrol services should be on the payroll next month. In terms of insurance, Mr. Nachtwey said that the current policy has been extended to the end of August, but that another broker was submitting a proposal.

ACTION 4: The new insurance proposal will be sent to Mr. Spell and Mr. Dibley.

Mr. Nachtwey added that to cut costs, the South building was considering hiring electricians to install the circuit breakers.

ACTION 5: The process under consideration by the South building will be sent to Mr. Spell and Mr. Dibley and the proposals for installing circuit breakers that have been submitted will be sent to the building engineer.

RESIDENT PARTICIPATION-CONTINUED: Mr. Bruce Farrell, #914, discussed two suggestions for increasing property values: a contest to encourage renovation with a 3-person committee to judge the winner and endorsements of contractors to take the headache out of hiring contractors for the owner.

MOTION: Mr. Dibley moved, Mr. Ali seconded, to appoint Mr. Farrell to head the renovation contest he proposed with a separate judging committee and to have him return to the Board with updates. The motion passed unanimously (6-0-0).

[The engineer's report and the manager's report were then deferred while the Board recessed from 7:30 p.m. - 7:57 p.m. for the L-3 walk through. The meeting was then reconvened.]

VI. **OLD BUSINESS**:

A. L-3 Proposal: Since the market is residential and Mr. Fernando has not signed the lease, Mr. Ali suggested putting an ad on Craig's list and possibly renting to 3 students.

ACTION 6: The L-3 space will be advertised on Craig's List.

Mr. Foschi added that the a/c had to be fixed and the carpet replaced.

ACTION 7: Mr. Spell, Ms. Pitz, Mr. Foschi, and the building engineer will look at the L-3 space to identify the required work and costs.

ACTION 8: Mr. Fernando will be informed that since he has not signed the lease, the Board has made other plans for L-3.

B. Exterior Brick Repair and Waterproofing: Mr. Foschi said that if the Board does not choose another color, antique pink will be used for the stucco on the 10th floor; however, if custom color is chosen it may cost up to \$30,000 more. Mr. Dibley said that color variation makes the building look patched. The Board passed around the color swatch and decided on the color "earth tone" to be used for the stucco. Mr. Ali suggested investigating the cost of painting all of the brick, rather than just the 8th and 9th, and also the cost of painting the 7th floor brick in addition to the current plan of painting the 8th and 9th floor. Mr. Spell said that once cost and color for the brick are determined Mr. Foschi can go to the OA for approval.

ACTION 9: The Board reviewed the color swatch and chose the color "earth tone" for the 10th floor stucco.

C. Manager's Report: Mr. Foschi said that he was working with the East building manager to find a health insurance for Robert Williams.

ACTION 10: Mr. Foschi will find out about the coverage Care first provides.

D. Engineer's Report: Mr. Dibley said it would be helpful if reserve study items were numbered.

E. Party Room Upgrade: Mr. Spell said that he has been looking into floor tiles instead of carpet.

F. Edge Guard in Central Stairwell: Mr. Foschi said that until the glue dries, the stairwell must be closed.

VII. NEW BUSINESS:

A. Air Handler Replacement: Mr. Foschi said he was waiting for the scope of work and would like to keep it on the agenda.

B. Front Door Canopy: Mr. Foschi said that the canopy has holes and that the warrantee was 5 years for fabric and 1 year for labor. Mr. Spell said that the canopy was not on the reserve list until 2015.

MOTION: Mr. Nachtwey moved, Mr. Ali seconded, to accept the proposal from Washington Canopy for \$10,500 to replace the front door canopy. The motion passed (5-0-1) with Mr. Spell abstaining.

C. Improved Environment Committee: The committee will be struck from the agenda.

D. Trash Corral: The Board agreed that the trash corral should be re-done.

River Place North

July 21, 2009

Page 4

ACTION 11: Mr. Foschi will look into potential vendors with suggested solutions for the trash corral.

VIII. EXECUTIVE SESSION:

MOTION: Mr. Nachtwey moved, Mr. Dibley seconded, to adjourn to Executive Session at 9:20 p.m. The motion passed unanimously (6-0-0).

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

Approved by:

Jennifer Pitz, Secretary
River Place North
Housing Corporation

June 2009 Variance Report

Income variance report over \$1000

Also includes notes on possible trends

Includes Month to Date (MTD) and Year to Date (YTD)

	MTD Current/Budget YTD Current/Budget Will Round	FAVORABLE/(UNFAVORABLE)
Operating Assessments	MTD 138 K/ 136K YTD 134 K/ 136K	1.5 K Assessments.
Rental Income Sub-basement	MTD 4.1 K/2.5 K YTD 4.1 K/5.1K	1.5 K Sept NSF check collected
Desk persons	MTD 5.5.5 K/ 4.5 K YTD 11 K/ 9 K	(1 K)- Robert Williams (RPN handyman) check was coded under desk persons.
Maintenance	MTD 7 K/ 8K YTD 14 K/ 16K	1 K – Missing Robert Williams's payment.
Water	YTD 13 K/ 11.6 K YTD 23.8 K/ 23.3K	(1.4 K)- Increase.
Elevators	MTD 0 K/ 1.1 K YTD 2.2 K/ 2.2 K	1.1K- Payment pending.
Meetings	MTD 1.7 K/ 0.3K YTD 2.3K/ 0.6 K	(1.3 K) – Andrew reimbursed from this account. Account to be balanced.
Federal Income Taxes	MTD 7.2 K/ 4.2 K YTD 7.2 K/ 4.2K	(3 K) - Paid is directed by RPN CPA'S Goldklang & Cavanaugh.
State Income Taxes	MTD 3.1 K / 2 K YTD 3.1K/ 2 K	(1 K) - Paid is directed by RPN CPA'S Goldklang & Cavanaugh.
WiFi Expense	MTD 3 K/0.8 K YTD 6.0 K/1.6 K	(2.1K)- WiFi Licensed miscoded .To be corrected on next statement.
Trash Removal	MTD 0 K/ 3.5 K YTD 7 K/ 7 K	June Payment pending

ACTIONS TAKEN BY THE BOARD

MOTION: Mr. Spell moved, Mr. Nachtwey seconded, to approve Mr. Ali's request to transfer his units to FMS Enterprises, LLC. The motion passed (5-0-1) with Mr. Dibley abstaining.

MOTION: Mr. Spell moved, Mr. Ali seconded, to approve the Minutes of June 16, 2009 as corrected. The motion passed unanimously (6-0-0).

MOTION: Mr. Ali moved, Mr. Spell seconded, to table the Minutes of April 22, 2009 until the revision can be opened. The motion passed unanimously (6-0-0).

ACTION 1: Mr. Foschi will footnote items from the last fiscal year.

ACTION 2: Mr. Foschi will find out why taxes increased.

ACTION 3: Mr. Spell and Mr. Dibley will continue to investigate how to pay for circuit breakers.

ACTION 4: The new insurance proposal will be sent to Mr. Spell and Mr. Dibley.

ACTION 5: The process under consideration by the South building will be sent to Mr. Spell and Mr. Dibley and the proposals for installing circuit breakers that have been submitted will be sent to the building engineer.

MOTION: Mr. Dibley moved, Mr. Ali seconded, to appoint Mr. Farrell to head the renovation contest he proposed with a separate judging committee and to have him return to the Board with updates. The motion passed unanimously (6-0-0).

ACTION 6: The L-3 space will be advertised on Craig's List.

ACTION 7: Mr. Spell, Ms. Pitz, Mr. Foschi, and the building engineer will look at the L-3 space to identify the required work and costs.

ACTION 8: Mr. Fernando will be informed that since he has not signed the lease, the Board has made other plans for L-3.

ACTION 9: Mr. Foschi will find out if the paint has been ordered and, if it has not, the Board will decide on whether to keep the antique pink or switch to the earth tone color.

ACTION 10: Mr. Foschi will find out about the coverage Care First provides.

MOTION: Mr. Nachtwey moved, Mr. Ali seconded, to accept the proposal from Washington Canopy for \$10,500 to replace the front door canopy. The motion passed (5-0-1) with Mr. Spell abstaining.

River Place North
July 21, 2009
Page 7

ACTION 11: Mr. Foschi will look into potential vendors with suggested solutions for the trash corral.