

**MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
April 17, 2007**

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

I. **CALL TO ORDER**: President Hashmat Ali called the meeting to order at 6:05 p.m.

Directors Present: Mr. Hashmat Ali, President  
Ms. Sara Shahade, Secretary

Mr. Brian Fredericks, Vice President and OA Representative  
Mr. Andrew Spell, Treasurer  
Ms. Chung Lai, Director Mr. Assem Iskander, Director [late]  
Mr. Norman Randolph, Director [late]

Directors Absent: None  
Management: Aida Araia, Assistant Building Manager

II. **APPROVAL OF AGENDA**:

**MOTION: Ms. Shahade moved, Ms. Lai seconded, to approve the agenda as written. The motion passed unanimously (5-0-0).**

[Mr. Iskander arrived at 6:07 p.m.]

III. **APPROVAL OF MINUTES**:

**MOTION: Mr. Iskander moved, Ms. Shahade seconded, to approve the Minutes of February 20, 2007 as presented. The motion passed unanimously (6-0-0).**

IV. **REPORTS**:

A. **President**: Mr. Ali reported that the lease for Blue Army was almost ready. Mr. Fredericks said that when he took the contract to the OA, the required security cameras in the garage were not in the contract. Mr. Ali added that the lessee was not agreeing to include his name as the responsible party. Mr. Fredericks then said that the Corporation can take over the lease if Blue Army doesn't pay. Mr. Spell also said that there were no tax consequences and that the Corporation was the co-signer on the lease. Mr. Ali then said that the Board roster should be prepared with current telephone numbers.

B. **Treasurer**: Referring the Board to the Financial Report, Mr. Spell said that total operating cash and reserves was \$930,120. The variance in operating assessments was \$1,219; variance in electricity was \$1,573; and gas was \$13,092 but was being adjusted up for next year. He said that gas was high, but Mr. Ali said that the Corporation had a new contract on gas. Mr. Spell then referred the Board to the elevator variance of \$1,090 due to outages and said that insurance was only \$59 over while ground rent was over by \$5,707. Mr. Ali then asked for accounting codes for line items. Mr. Spell replied that the format could be modified. Mr. Fredericks also asked if the financials could be sent electronically. Mr. Spell then concluded by stating that the budget is slightly ahead.

[Mr. Randolph arrived at 6:37 p.m.]

C. OA Representative: Mr. Fredericks said that a letter was sent out about parking, but Mr. Ali said that Zalco did not notify all parking space owners of the new amount to be taken from direct debit accounts. Mr. Spell also said that the site manager had resigned. Mr. Fredericks added that Ms. Fairman was assisting temporarily.

D. Improved Environment: Ms. Lai said that an orientation would be held on May 10<sup>th</sup> at 7:00 p.m. She also said that research was being done on color coding bins. Mr. Ali then said that the print on posters along the bins in the recycling closet was too small and too wordy and should be very simple. Ms. Lai added that she would take photos.

V. **OLD BUSINESS**:

1. Election of Officers: Mr. Iskander proposed having the same officers, but Ms. Shahade said that she would serve as an alternate to the secretary. Mr. Ali then nominated Ms. Lai as secretary.

**MOTION: Mr. Iskander moved, Ms. Shahade seconded, to continue with the same officers but with Ms. Lai as secretary. The motion passed unanimously (7-0-0).**

**MOTION: Mr. Iskander moved, Ms. Shahade seconded, to nominate Mr. Fredericks as OA representative with Mr. Spell as alternate. The motion passed unanimously (7-0-0).**

2. Resolution to Swap Spaces: Mr. Spell said that the Board should ratify the resolution to swap spaces and pay incidental expenses.

**MOTION: Mr. Spell moved, Mr. Fredericks seconded, to approve up to \$3,000 to be taken from reserves to obtain the desired parking space. The motion passed unanimously (7-0-0).**

3. Balcony Project: Mr. Fredericks said that Mr. Johnson was getting three companies to bid on the project and that the North would be the first building to be done. He also said that the work would include sandblasting and painting and that the project would begin in the next couple of months.

4. Update on 230: Mr. Ali said that a bid of \$235,000 was received. Mr. Spell said that \$245,000 was approved by the Board and that the unit was listed at \$265,000. He also said that the kitchen and bath needed work. Mr. Fredericks suggested spending some money to make repairs. Mr. Spell then said that an offer of \$250,000 was received from a South building resident. Mr. Iskander suggested that Mr. Spell negotiate a counter offer of \$260,000 with improvements for both bids. Mr. Fredericks said the Board should then take the first offer.

**MOTION: Mr. Fredericks moved, Mr. Iskander seconded, to spend up to \$2,500 from reserves to upgrade unit 230. The motion passed unanimously (7-0-0).**

**MOTION: Mr. Iskander moved, Mr. Fredericks seconded, to authorize Mr. Spell to negotiate with the 2 bidders on unit 230. The motion passed unanimously (7-0-0).**

5. Verizon Fiber Optic Proposal: Ms. Araia said that Verizon lost the contract but that Legal Counsel was trying to reach them.

6. L-3 Trash Corral Window: Ms. Araia said that materials were now available, but she would find out when the work would be done. Mr. Spell said that if the cost was over \$500, Board approval was needed.

7. Leak in L-3: Ms. Araia said she found the necessary match and that Cookie would buy the wood from Home Depot and start work on the project.

8. Riser Project: Mr. Araia said that work on the last two risers was started on April 16<sup>th</sup>.

VI. **NEW BUSINESS**:

1. Photo ID's: Mr. Ali said that photo ID's would be done at the concierge's desk. Ms. Araia said that all the work would be done upstairs and that instructions were very detailed.

VII. **EXECUTIVE SESSION**:

**MOTION: Mr. Iskander moved, Ms. Shahade seconded, to adjourn the open session of the Board Meeting at 7:32 p.m. to convene an Executive Session. There being no objections, the open meeting was adjourned.**

**SUBMISSION OF MINUTES**

**Barbara Seaman, Approved by:  
Recording Secretary Chung Lai, Secretary  
River Place North**

**Housing Corporation**