

River Place Owners' Association
Final Minutes from the Board of Directors' Meeting
Thursday, November 16, 2023

In Attendance – Board of Directors

James Marandi – President (Parcel 5 Commercial Representative)
Matthias Mitman – Vice President (Parcel 5 Commercial Village Representative)
Lauren Hall – Secretary (South Representative)
Troy Dibley – Treasurer (Non-Voting Member)
Pat Fairman - Director (West Representative) - Arrived at 5:18pm
Richard Hess – Director (Parcel 5 Commercial Representative)
Andrew Spell – Director (North Representative) - Arrived by 5:45pm

Absent – Board of Directors

Nina Yeh/Anand Hemraj – Director/Alternate Director (East Representative)

In Attendance – Property Management

Terry Presmont, General Manager

I. Call to Order

A meeting of the River Place Owners' Association Board of Directors was held on Thursday, November 16, 2023, at 5p.m. Board President James Marandi called the meeting to order at 5:06 p.m.

II. Approval of the Agenda

MOTION: Mr. Mitman moved to adopt the agenda as presented. The motion carried unanimously.

III. Approval of Prior Meeting Minutes

1. Draft Meeting Minutes for October 19, 2023

DECISION: The Board decided to table the October minutes so that an agenda item could be more closely reviewed.

IV. Reports

1. President's Report: Mr. Marandi did not give a report.

2. Treasurer's Report: Mr. Dibley led a discussion on the managing agent.

3. Manager's Report: Ms. Presmont reported there was no written Manager's Report this month but she distributed parking occupancy reports. Discussion regarding parking ensued.

4. Committee Reports:

i) Compensation Committee: Mr. Dibley reported there was nothing to report.

ii) Parking Committee: Mr. Hess reported on the number and location of prospective electric vehicle charging stations.

V. Old Business:

1. Reserve Study Update: There was no report.

2. Consulting Engineer for the Asphalt and Concrete Sidewalk Repair Project: Ms. Presmont reported management was due to analyze results of the request for proposals.

3. Draft audit report for FY 2022 – 2023: Previous discussions were referenced earlier in this meeting but there was nothing to add.

4. Rooftop HVAC Refrigerant Leak Repair Proposal: Ms. Presmont reported on the status of proposals for this project and the next step.

5. Parking Space Complaint Process Resolution: Ms. Presmont recapped developments on this item and recommended the resolution include a flow chart produced.

ACTION: Ms. Presmont to recirculate the flow chart and put the resolution on the next meeting agenda for adoption.

6. Arlington County Stormwater Tax Credits: Ms. Presmont recapped progress on exploring a potential stormwater collection feature of the buildings that may mitigate against the tax to date and there was an interest in determining cost to support a cost/benefit analysis.

Mr. Spell had joined the meeting by 5:45pm during this discussion.

ACTION: Ms. Presmont to provide cost estimate(s) to the Board by the December meeting.

7. E-bike & E-Scooter Lithium-ion Batteries: The Board discussed battery issues of personal mobility devices.

ACTIONS: Management to establish an education campaign to educate building occupants about County regulations about rules and risks by posting notices in common areas, including about liability, and reach out to the insurance representative.

VI. New Business

1. Snow Contract: The Association has been seeking ways to better plan for winter weather expenses as the incumbent provider determines the campus' full service needs based on conditions in New Jersey, on-demand service was reported to result in delayed service as the campus was feared to become low priority for the contractor, and other providers incorporate winter weather service as part of a full service landscaping contract, which the Association lacks.

ACTION: Ms. Presmont to: 1) go back to the incumbent provider to see if our service can be determined by a more proximate locality whose snow patterns are more similar to ours, and 2) look into what addressing winter weather in-house will cost.

VII. Executive Session:

DECISION: Mr. Marandi moved the Board into Executive Session at 6:17pm to discuss the Association's Executive Session agenda.

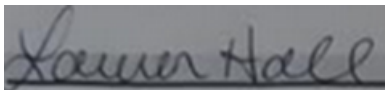
DECISIONS: At 7:15pm Mr. Marandi moved the Board back into Regular Session and reported that the Board discussed: 1) a parking matter and decided to communicate decisions to attorneys; 2) the patrol contract, deciding to meet with the contractor and directed management to take certain actions; 3) the annual holiday bonus for staff, which was decided to total \$19,250 net compensation with a gross up of approximately \$26,000.

VIII. Adjournment

DECISION: The Board decided to forego the December meeting and meet January 11, 2024 at 5pm.

MOTION: At 7:18p.m. Ms. Hall moved to adjourn the meeting. The motion carried unanimously.

Attested By:



Board Approval Date:

2/15/2024

Lauren Hall, Secretary
River Place Owners' Association Board of Directors