

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

In Attendance – Board of Directors

James Marandi – President (Parcel 5 Commercial Representative)
Andrew Spell – Vice President (North Representative)
Lauren Hall – Secretary (South Representative)
Troy Dibley – Treasurer (Non-Voting Member)
Cassandra Crawford – Alternate Director (East Representative)
Richard Hess – Director (Parcel 5 Commercial Representative)
Matthias Mitman- Alternate Director (West Representative)
Jim Wolf – Director (Parcel 5 Commercial Village 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, February 16, 2023, at 5p.m. Board President James Marandi called the meeting to order at 5:07 p.m.

II. Approval of the Agenda

MOTION: Mr. Hess moved to adopt the agenda as amended. The motion carried unanimously.

III. Approval of Prior Meeting Minutes

1. Draft Meeting Minutes for November 17, 2022

i. Community Safety Committee disbandment discussion

Review of the November 17, 2022, meeting led to a discussion of the disbandment of the Committee in an effort to reaffirm the intended pause of the Committee's activities.

MOTIONS: Mr. Hess moved to reaffirm the Board's decision to suspend the Community Safety Committee while a resolution to issues impacting the Committee were being addressed. The motion carried with two abstentions and none opposed (5-2-0). Mr. Spell moved to approve the November 17, 2022, meeting minutes as presented. The motion carried with two abstentions, and none opposed (5-2-0).

2. Draft Meeting Minutes for December 15, 2022

MOTION: Mr. Spell moved to approve the December 15, 2022 meeting minutes as presented. The motion carried with six in favor, one abstention, and none opposed (6-1-0).

3. Draft Meeting Minutes for January 19, 2023

MOTION: Mr. Hess moved approval of the January 19, 2023, minutes as amended. The motion carried with five in favor, two abstentions, and none opposed (5-2-0).

4. October 11, 2022 Special Meeting on Insurance: The Board briefly discussed the October 11, 2022 Special Meeting.

IV. Reports

1. President's Report: Mr. Marandi reported on the County's tax assessments and a discussion ensued.

2. Treasurer's Report: Mr. Dibley presented the FY 2023-2024 budget for a Board vote, which yielded a 3.5% assessment increase for each of the four buildings.

MOTION: Mr. Spell moved to approve the FY 2023-2024 budget at a 3.5% assessment increase for the buildings. The motion carried unanimously.

3. Manager's Report: Ms. Presmont reported on requests to expand gym hours and an idea to add a pickleball court among a variety of items for information sharing and received feedback from the Board. On the topic of amenities the idea of a basketball hoop was also communicated due to its small footprint.

ACTIONS: Ms. Presmont to 1) continue to examine cost efficient monitoring options for expanding gym hours, 2) gather all parameters necessary, including siting requirements and impacts (e.g., noise, viewsheds), for Board consideration of establishing a pickleball amenity on campus, 3) consider feasibility of siting a basketball hoop on campus.

4. Committee Reports:

i – Compensation Committee: Chairman Dibley reported on committee activities regarding health insurance packages.

ii - Joette Waters Memorial Garden Committee (ad hoc): Ms. Presmont's report revealed clarity was needed with respect to the funding process for the garden.

ACTION: Ms. Presmont to connect with River Place South Housing Corporation management to determine the appropriate funding process for the garden.

V. Old Business

1. North Lynn Street Pedestrian Entrance--Monday Properties/Rosslyn BID Partnership: Upcoming activities and design features regarding this project were reported.

2. 2022 Landscape Plan: Ms. Presmont reported on progress for this project in conjunction with the Joette Waters Memorial Garden Committee report (see item IV.4.ii).

3. Reserve Study Update: The Board could not resolve questions regarding recent reserve studies and sought a proposal by a recommended vendor experienced with the Association. The proposal communicated a Level 1 full study cost only \$1600 more than an update to a previous study.

MOTION: Mr. Spell moved to accept a proposal for a Level 1 full study with Reserve Advisors for \$8600. The motion carried with one abstention and none opposed (6-1-0).

VI. New Business

1. FY 2023-2024 Draft Budget: See item IV.2, Treasurer's Report.

2. RPS Invoices for Utilities: 2022 River Place South Housing Corporation utility expenses for water/sewer (\$25,682.94) and electric (\$51,897.00) to service River Place Owners' Association features were beyond the signing limit for the manager and required a board vote.

MOTION: Mr. Hess moved to pay the utility bills and investigate the expense of putting in a new meter(s) so that River Place South Housing Corporation doesn't need to get involved in the future. The motion carried unanimously.

VII. Executive Session

MOTION: At 6:43pm Mr. Spell moved the Board go into Executive Session to discuss items on the Executive Session agenda, which included delinquencies. The motion carried unanimously.

MOTION: At 7:49pm Mr. Spell moved the Board return to Regular Session. The motion carried unanimously.

It was noted the Board discussed all topics listed on the Executive Session agenda.

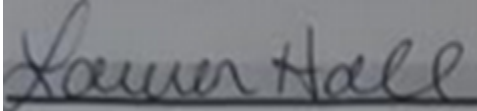
DECISION: The Board approved all salary adjustments proposed by the Compensation Committee, including a \$.50/hour cost of living adjustment.

VIII. Adjournment

MOTION: At 7:50pm Mr. Spell moved to adjourn the meeting. The motion carried unanimously.

Attested By:

Board Approval Date:



March 16, 2023

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