

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

In Attendance – Board of Directors

James Marandi – President (Parcel 5 Commercial Representative)
Andrew Spell – Vice President (North Representative) - joined at 5:12pm
Lauren Hall – Secretary (South Representative)
Troy Dibley – Treasurer (Non-Voting Member)
Karim Benni – 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, March 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. Wolf moved to adopt the agenda as amended. The motion carried unanimously.

III. Approval of Prior Meeting Minutes

1. Draft Meeting Minutes for February 16, 2023

MOTIONS: Mr. Wolf moved to approve the February 16, 2023, meeting minutes as amended. The motion carried with one abstention and none opposed (6-1-0).

At this juncture at 5:12pm Mr. Spell joined the meeting.

IV. Reports

1. President's Report: Mr. Marandi led a discussion on the current banking environment.

2. Treasurer's Report: Mr. Dibley updated the Board on the OA's financials and brief discussions occurred regarding the reserve study and a meeting with a bank account provider.

3. Manager's Report: The annual sprinkler test concluded that repairs were needed and a proposal was secured from Adcock, a vendor the OA was familiar with.

MOTION: Mr. Hess moved approval of Adcock's proposal to conduct the needed repairs at a cost of \$3,487. The motion carried unanimously.

4. Committee Reports:

i – Compensation Committee: There was no report.

ii - Joette Waters Memorial Garden Committee (ad hoc): This topic was addressed during the second topic under Old Business (item V.2, 2023 landscape Plan).

V. Old Business

1. N. Lynn Street Pedestrian Entrance--Monday Properties/Rosslyn BID Partnership: Mr. Spell reported on this project's progress.

2. 2023 Landscape Plan: Ms. Presmont reported that vendor KCS committed to providing landscaping plans in front of each building and had already presented that for in front of the South building, hence the Board only voted on plans for in front of the South building during this meeting.

MOTIONS: Mr. Spell moved to approve the KCS proposal for approximately \$19,000 for the Joette Waters' Memorial Garden. The motion carried unanimously. Mr. Spell moved to approve the KCS bid for other landscaping in front of the South building for an amount not to exceed \$30,000. The motion carried unanimously.

VI. New Business

1. 2023 Pool Contract: Ms. Presmont reported on pool operator bids.

ACTION: Ms. Presmont to provide a matrix to facilitate bid comparison.

VII. Executive Session

MOTION: At 6:06pm Mr. Spell moved the Board go into Executive Session. The motion carried unanimously.

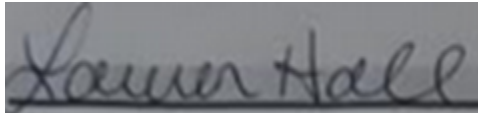
MOTION: At the conclusion of Executive Session discussion Mr. Spell moved the Board return to Regular Session. The motion carried unanimously.

DECISIONS: The Board approved assumption of parking space WP-187, a contract with AU for five years of security services pending final review and approval by the PET and Freyvogle's bill for about \$6,000.

VIII. Adjournment

MOTION: After a short report out of Executive Session, Mr. Spell moved to adjourn the meeting. The motion carried unanimously.

Attested By:



Board Approval Date:

4/20/2023

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