

River Place Owners' Association
Final Minutes from the Board of Directors' Meeting
Thursday, August 24, 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)
Pat Fairman - Director (West Representative)
Richard Hess – Director (Parcel 5 Commercial Representative)
Andrew Spell – Director (North Representative)

Not In Attendance – Board of Directors

Troy Dibley – Treasurer (Non-Voting Member)
Nina Yeh – 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, August 24, 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. Spell moved to adopt the agenda as amended. The motion carried unanimously.

III. Approval of Prior Meeting Minutes

1. Draft Meeting Minutes for June 29, 2023
2. Draft Meeting Minutes for July 20, 2023

More time was desired for review and preparation.

MOTION: Mr. Spell moved to table approval of the draft minutes for the June 29, 2023 and July 20, 2023 meeting. The motion carried unanimously.

IV. Reports

1. President's Report: Mr. Marandi reported on the lack of newsworthy topics for discussion.

2. Treasurer's Report: This report was submitted by email as Mr. Dibley could not be in attendance.

3. Manager's Report: Ms. Presmont's Manager's Report was submitted as written.

4. Committee Reports:

- i) Compensation Committee: Mr. Marandi led a status update on the Committee's activities in Mr. Dibley's absence, noting Mr. Dibley also submitted a report by email.
- ii) Parking Committee: Mr. Marandi reported on the lack of newsworthy information for most Board members as they were kept apprised through their role on the Committee, and offered to update the remaining Board member on the Committee's activities.

V. Old Business: The arrival of invited guests prompted a minor change to the order of discussion, starting with Mr. Yachnik of reserve study vendor Reserve Advisors.

1. Parking Space Sales Process: Mr. Marandi alluded to this during the Parking Committee report (and later reported the Parking Committee established a subcommittee to work on this project).

2. Reserve Study: Tim Yachnik of Reserve Advisors presented the draft reserve study to the Board and a question and answer session followed.

At this juncture at 5:52pm, following the Reserve Study presentation and discussion and after Mr. Yachnik's departure from the meeting, Mr. Marandi moved the Board into Executive Session to discuss Allied Universal issues due to the arrival of another invited guest. At 6:11pm the Board returned to Regular Session, and Mr. Marandi reported the Board discussed: various contractual issues with respect to the Association's new patrol contract, delinquencies and ways to address them, and resident complaints.
ACTION: Mr. Marandi reported that the Association is going to work on a process for pool attendants to follow when future harassment complaints are reported to them.

The Board then returned to the remainder of the Regular Session agenda.

3. Consulting Engineer for the Asphalt and Concrete Sidewalk Repair Project: Due to a discovered incompatibility between the previously selected vendor and the Association, Ms. Presmont reported this work would be rebid.

VI. New Business

1. WP Garage Leak: Planters on the surface lot above the WP garage were determined to have caused a leak in the roof of the WP garage and there was a question about responsibility.

ACTION: Ms. Presmont to meet with River Place South Manager Villegas to determine whether there is agreement on responsible party(s) with respect to this repair, and if there is agreement, Ms. Presmont may proceed with implementing the Association's share of the repair.

2. Phase 2 - Pedestrian Walkway Project: The need for making crosswalks and speed bumps around Peanut Island more visible was raised.

ACTION: Ms. Presmont to create and propose a project plan to make crosswalks and speed bumps around Peanut Island more visible, to include staffing requirements and availability, whether overtime would need to be used, cost of materials such as paint, and to what degree the project could be done by Campus staff versus by others.

3. Parcel 3A Survey:

There is an interest in furthering assurance of the Campus' boundary in the vicinity of the back gate and it was determined that getting a surveyor to mark the metes and bounds of Parcel 4 was necessary to accomplish this.

ACTION: Ms. Presmont to secure an estimate to mark the metes and bounds for Parcel 4.

4. Arlington County Stormwater Fee: More information was needed.

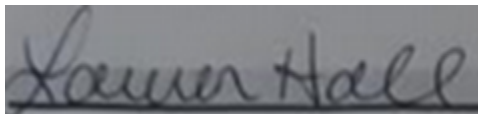
VII. Executive Session: See Executive Session interlude during Old Business.

VIII. Adjournment

MOTION: At 6:42p.m. Ms. Fairman moved to adjourn the meeting. The motion carried unanimously.

Attested By:

Board Approval Date:



10/19/23

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