

**River Place Owners' Association**  
Final Minutes from the Board of Directors' Meeting  
Thursday, November 17, 2022

**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)  
Pat Fairman – Director (West Representative)  
Richard Hess – Director (Parcel 5 Commercial Representative)  
Jim Wolf – Director (Parcel 5 Commercial Village Representative)  
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, November 17, 2022, at 5p.m. Board President James Marandi called the meeting to order at 5:21 p.m.

**II. Approval of the Agenda**

**MOTION: Mr. Spell moved to adopt the agenda as amended. The motion carried unanimously (7-0-0).**

**III. Approval of Prior Meeting Minutes**

Draft Meeting Minutes for July 21, 2022, August 18, 2022:

Feedback was received on the draft Meeting Minutes for July 21, 2022 that needed to be reviewed and the Board had yet to review the August 18, 2022 minutes.

**DECISIONS: The Board decided to defer approval of the minutes so that feedback can be reviewed (July) and the Board had time to review the draft (August).**

**IV. Reports**

**1. President's Report:** A majority of the Board supported disbanding the Community Safety Committee due to a personnel matter.

**DECISION: Mr. Marandi stated that the Community Safety Committee had been disbanded in conjunction with a personnel matter.**

**2. Treasurer's Report:** The Treasurer recommended the non-guest, non-motorcycle garage and outdoor parking rates be increased by \$5/parking space as the rates haven't increased in quite some time and there is a waiting list, but that going forward the management office will ensure the rates are set at a revenue-maximizing value. The routine audit and auditor's recommendation was also discussed, and a requirement that the Board consider the auditor's recommendation was mentioned.

**MOTION: Mr. Marandi moved to increase the non-guest, non-motorcycle garage and outdoor parking rates as suggested by the Treasurer and to empower management to set parking rental prices upward as they see fit. The motion carried with one opposed and one abstention (5-1-1).**

**MOTION: Mr. Hess moved that the Board of Directors act on the auditor's recommendation for federal tax filing status. The motion carried with one abstention and none opposed (6-1-0).**

3. Manager's Report: It was requested management solicit proposals for expert opinions on whether maintenance can be done on the MP garage fire alarm system to extend its life and mitigate against the setting off of false alarms in the connected North building.

**ACTION: Ms Presmont to solicit expert opinions on whether maintenance can be done on the MP garage fire alarm system to extend its life and mitigate against the setting off of false alarms in the connected North building.**

4. Committee Reports:

i – Compensation Committee: There was no report.

ii - Joette Waters Memorial Garden Committee (ad hoc): There was no report.

## V. Old Business

1. North Lynn Street Pedestrian Entrance--Monday Properties/Rosslyn BID Partnership: The OA's project partners requested replacement of the chain link fence in the project area prior to landscaping in the project area. Funds to replace the subject fence were present in the reserve study allocated for fencing. A board member declared (s)he was voting in opposition due to other matters, including an interest in preserving funds for campus monitoring.

**MOTION: Mr. Hess moved the OA spend up to \$10,163.96 to replace the chain link fence to one in a style similar (black and similar to wrought iron) to that for the assistance dog run. The motion carried with no abstentions and one opposed (6-0-1).**

2. 2022 Landscape Plan: It was expressed the Joette Waters Memorial Garden was the only time-sensitive aspect of the 2022 Landscape Plan and due to availability limitations of the selected landscape designer a new vendor is being explored.

**ACTION: Ms. Presmont to offer a scope limited to just the Joette Waters Memorial Garden in case designing for such a limited scope facilitates progress on that aspect of the landscape plan, and otherwise expedite progress where possible on the 2022 Landscape Plan.**

3. EV Charging Station Proposals: The distribution of electrical panel code to facilitate decision making regarding electric vehicle charging stations was pending.

**ACTION: Ms. Presmont to send electrical panel code to Mr. Marandi.**

4. Parking Transfer Approvals/Processing: Parking transfer process improvement(s) were reported and a discussion ensued.

5. Reserve Study Update: Board members are still reviewing the draft reserve study and further discussion and information gathering is desired before the next board discussion.

**ACTIONS: Ms Presmont to secure measurements taken by the reserve study vendor that support the vendor's study recommendations and plan for further discussion on this topic at the next monthly board meeting.**

6. Annual Maintenance Calendar: Ms. Presmont described this tool and a way it will be shared.

## VI. New Business

1. Draft Audit Report FY 2021-2022: It was time to consider vendors for the next annual audit and it was determined the current contractor's fees for the next cycle were within reasonable.

**MOTION: Mr. Spell moved to approve the use of Goldklang for the next two year cycle. The motion carried unanimously.**

2. Midyear Review: A reflection of the last six months' financial decisions was shared during item IV.2, Treasurer's Report.

3. MP 426 Transfer: The status of process information regarding a shareholder's documentation regarding this matter was discussed.

**DECISION: The Board decided the shareholder should be connected to Monument Associates to resolve the issue.**

**ACTION: Management to facilitate the connection.**

4. PS270 Complaint: A complaint about the subject parking space's dimension was discussed.

**VII. Executive Session**

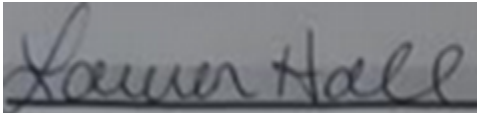
**MOTION: At 7:29pm Mr. Marandi moved the Board go into Executive Session. The motion carried unanimously.** At 8:05pm Mr. Marandi announced the Executive Session had ended and noted the topics discussed. No decisions were reported.

**VIII. Adjournment**

**MOTION: At 8:05pm Mr. Wolf moved to adjourn the meeting. The motion carried unanimously.**

**Attested By:**

**Board Approval Date:**



2/16/2023

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