

River Place Owners' Association
Final Minutes from the Board of Directors' Meeting
Thursday, December 15, 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)
Matthias Mittman – Alternate Director (West Representative)
Richard Hess – Director (Parcel 5 Commercial Representative)
Jim Wolf – Director (Parcel 5 Commercial Village Representative)

Absent – Board of Directors

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, December 15, 2022, at 5p.m. Board President James Marandi called the meeting to order at 5:05 p.m.

II. Approval of the Agenda

MOTION: Mr. Hess moved to adopt the agenda as amended. The motion carried unanimously (6-0-0).

III. Approval of Prior Meeting Minutes

Draft Meeting Minutes for July 21, 2022:

MOTION: Mr. Wolf moved to approve the July 21, 2022 meeting minutes as amended. The motion carried with four in favor, two abstentions, and none opposed (4-2-0).

Later in this section the vote was called again and the Board voted on the July minutes again with the same outcome, with Mr. Hess moving this reaffirming vote.

Draft Meeting Minutes for August 18, 2022

MOTION: Mr. Wolf moved to approve the August 18, 2022 meeting minutes as presented. The motion carried with four in favor, two abstentions, and none opposed (4-2-0).

Draft Meeting Minutes for September 22, 2022

MOTION: Mr. Hess moved to approve the September 22, 2022 meeting minutes as amended. The motion carried with four in favor, two abstentions, and none opposed (4-2-0).

IV. Reports

1. **President's Report:** There was no report.

2. **Treasurer's Report:** Mr. Spell has been developing feedback on the draft reserve study that Ms. Presmont and Mr. Dibley have been working to finalize.

ACTION: Ms. Presmont to meet with Mr. Dibley and Mr. Spell early the week of December 19, 2022 to review next steps on finalizing the draft reserve study.

3. Manager's Report: Ms. Presmont reported on campus preparation for winter weather and a social media discussion, which also ensued.

4. Committee Reports:

- i – Amenities Advisory Committee: There was no report.
- ii - Architectural Control Committee: There was no report.
- iii – Compensation Committee: There was no report.
- iv - Insurance Committee: There was no report.
- v - Joette Waters Memorial Garden Committee (ad hoc): There was no report.
- vi – Land Lease Committee: There was no report.
- vii – Parking Committee: There was no report.

V. Old Business

1. North Lynn Street Pedestrian Entrance--Monday Properties/Rosslyn BID Partnership: Management and Director Spell presented options about the placement of the fence and a broader discussion ensued about the planning of that space.

2. 2022 Landscape Plan: Management reported on a pending project partnership.

3. EV Charging Station Proposals: Mr. Hess requested Ms. Presmont distribute a written recommendation to the Board on the Parking Committee's recommended EV charging station vendor. **ACTION: Ms. Presmont to distribute a written explanation to the Board on the Parking Committee's recommended EV charging station vendor.**

4. Parking Transfer Approvals/Processing: Management reported on an updated parking transfer package.

5. Reserve Study Update: See item IV.2, Treasurer's Report.

VI. New Business

1. Entertainment Center HVAC preventative maintenance: Repairs to the HVAC units serving the entertainment center were needed.

MOTION: Mr. Spell moved to spend \$7,210.01 to pay an invoice for repairs to the HVAC units serving the entertainment center. The motion carried unanimously.

2. N. Lynn Street fence: A proposal was received from the subcontractor of one of the OA's North Lynn Street pedestrian entrance improvement project partners for \$15,750, of which 50% (\$7,875) was required as downpayment to secure the proposal and begin the job. Approximately \$24,200 was already allocated from the reserves for the North Lynn Street pedestrian entrance improvement project, phase 1, and funds for this fence would come from that reserves allocation.

MOTION: Mr. Spell moved to approve Mickey's Ironworks proposal of \$15,750 towards the budgeted 24,200 for Phase 1 of the North Lynn Street pedestrian entrance improvement project.

VII. Executive Session

DECISION: At 6:17pm Mr. Marandi moved the Board into Executive Session.

At 7:18pm the Board returned to Regular Session. Mr. Marandi announced the Executive Session had ended and noted the topics discussed. .

DECISIONS: The following decisions were reported as resulting from discussions in Executive Session: 1) The Board decided to deny a request to waive late fees associated with delinquencies in accordance with Board policy; 2) The Board approved exceptions to the vacation carryover policy due to extenuating circumstances.

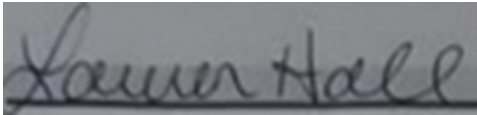
ACTION: Ms. Presmont to issue a memorandum to staff reminding staff of the vacation carryover policy.

VIII. Adjournment

MOTION: At 7:21pm Mr. Spell moved to adjourn the meeting. The motion carried unanimously.

Attested By:

Board Approval Date:



2/16/2023

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