

River Place Owners' Association
FINAL Minutes from the Board of Directors' Monthly Meeting
Thursday, October 17, 2019

In Attendance – Board of Directors

Pat Fairman – President (President, West)
Lauren Hall – Vice President (Parcel 5 Representative)
M.J. Schmelzer – Secretary (President, East)
Troy Dibley – Treasurer (via telephone)
Hashmat Ali – Director (President, North)
Janice Mays – Director (President, South/Parcel 5, Commercial Village Representative)
Sara Shahade – Director (Director, South)

In Attendance – Property Management and Guest Presenters

Nafeesa Saafir – Assistant General Manager
Jim Ninteman-- Commercial Waterproofing Inc.
Joe E. Rice – Insurance Services
Attorney Mike Gartner – Whiteford, Taylor & Preston, LLP

I. Call to Order

A meeting of the River Place Owners' Association Board of Directors convened on Thursday, October 17, 2019 in the South Building's Entertainment Center. Board President Pat Fairman called the meeting to order at 6:11 p.m.

II. Presentations

- A. Commercial Waterproofing, Inc.: Jim Ninteman presented information regarding Phase III of the MP Garage project, including stripping and painting of the columns; wall repairs and painting; water intrusion; birds entering the garage; and the removal of abandoned electrical boxes. He explained that Phase II included the rooftop and upper deck, and Phase III will include the lower and middle layers of the garage. The interior columns include approximately 20 year-old cement and drywall under a layer of paint. The third phase will involve structural repairs to the columns to ensure they are sound, followed by painting. Some of the drywall boxing around the columns will be removed.
- B. Insurance Renewal: Joe Rice presented information concerning the cooperative's master insurance policy renewal. His agency began soliciting proposals during the summer for all of the River Place entities. Mr. Rice explained that the insurance premium for the Owners Association increased from \$319 million to \$323 million to the increased cost of construction. Mr. Rice then presented coverage options, and recommended increasing the umbrella policy to \$20 million. The Owners Association can save money by switching back to Travelers, but there would be less coverage. *Ms. Fairman asked Mr. Rice to double check in 2020 whether the rates are still the same.*
- C. Legal Counsel: Attorney Mike Gartner of Whiteford, Taylor & Preston presented information regarding service animals at River Place, and outlined various actions that could be taken to remove offending animals from the property such as evicting the animal, or creating penalties or fines related to animals. Mr. Gartner provided the Board of Directors with a pamphlet concerning the VA Fair Housing Act, and explained that the cooperative can push back on some documents submitted by shareholders or renters since they must provide reasonable and authentic verification. Members of the Board discussed comfort animals that bark and create noise disturbances when their owners are not home; issues with owners not cleaning up after their pets; and the possibility of drafting an additional policy regarding animals on the property.

III. Management Report

A. Reserve Projects:

1. Fitness Facility – Ceiling Fire Insulation Removal & Installation: Management is hopeful that the project to replace the insulation will be completed by the end of the year. The Board has already authorized management to approve a proposal up to \$75,000 for the work. The gym will be closed while construction is underway, and the floors will also be cleaned during that time.

IV. Financials – August 2019

Legal counsel explained that unspecified payments are sometimes sent by residents. The current policy is that if that individual owes money to River Place West and also to the OA, half the payment will be attributed to each balance. Counsel has drafted conflict waiver letters for both West and the OA for use in such instances. Ms. Fairman indicated that this was an acceptable course of action.

V. Adjournment to Executive Session

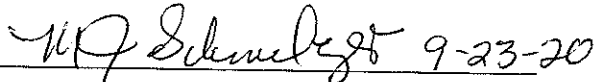
With no other business raised, the October 17, 2019 Board of Directors meeting was adjourned at 7:59 p.m.

The next OA Board of Directors meeting will be held on a date and time to be determined and publicized to shareholders.

These minutes were respectfully drafted and submitted by:

The Professional **Documents**
■ ■ ■ Service

Attested By:

 9-23-20

M.J. Schmelzer, Secretary

River Place Owners Association Board of Directors

Board Approval Date:
