

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE RIVER PLACE LIMITED DISTRICT**

**May 28, 2019**

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The Board of Directors (the "**Board**") of the River Place Limited District of Travis County (the "**District**"), Texas met in **regular** session, open to the public on May 28, 2019, at the River Place Country Club, 4207 River Place Boulevard, Austin, Texas beginning at 7:00 p.m., pursuant to notice duly given in accordance with the law. The roll was called of the following members of the Board to wit:

Scott Crosby	President
Arthur Jistel	Vice-President
Jennifer Mushtaler	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

and all Directors were present, except Director Rachkind, thus constituting a quorum.

Also present were Jesse Kennis and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; Herb Edmonson of Gray Engineering, Inc. ("**Gray**"), the District's Engineer; and Zac Evans, and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney. Several members of the public were also present at the meeting.

Upon calling the meeting to order, Director Crosby noted that none of the persons present at the meeting wished to address the Board at this time.

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the April 23, 2019, regular Board of Directors meeting and payment of the District's bills and expenses. After review, upon a motion duly made by Director Jistel and seconded by Director Mattox, the Board voted unanimously to approve the Consent Agenda, including the minutes of the April 23, 2019, regular Board of Directors meeting, as written.

Director Crosby next reported that the District had received an email questioning the posting of the District's agenda. Ms. McCalla confirmed that the agenda was posted at the Travis County Courthouse and the within the boundaries of the District at the bulletin boards located in the District's parks at least 72 hours prior to the meeting, as required. After a brief discussion, the Board directed the District's General Manager also to post the agenda on the District's website prior to the Board meeting.

Mr. Edmonson then reviewed with the Board the bid tabulation of the proposals submitted in response to the District's Request for Proposals for District landscaping services. Mr. Edmonson stated that three proposals were received with TexaScapes providing the lowest proposal with a base bid of \$114,300. He also detailed the alternative bids included with each bid proposal for additional and/or expanded services. After a question from the Board, Mr. Edmonson confirmed that the proposals submitted were to

maintain the fields in their current condition. He added that any repairs or upgrades to the fields, including sod replacement, would be an additional expense. Mr. Kennis stated that the proposal from TexaScapes included monthly meetings during the mowing season to ensure that any issues were timely addressed. A lengthy discussion ensued. No action was taken on the bid tabulation at this time.

The Board then discussed the status of the District's current contract with SunScapes. After consideration, the Board directed the District's Bookkeeper to hold the current check in payment to SunScapes until resolution of past issues.

The Board then considered a request from Greg and Kari Cooper of the Cooper Advantage Group LLC, to hold the 13<sup>th</sup> annual Pumpkin Patch community event in Sun Tree Park on October 13, 2019. The Board noted that in the past the event was held in the Steiner Ranch subdivision, but that the organizers wanted to move it to Sun Tree Park within the District. After a brief discussion, the Board deferred action on the item until additional information about the event was obtained.

Next, Mr. Kennis reported on updates to the District's website. He stated that the outdated items on the District's website discussed at the last Board meeting were updated. Director Crosby pointed out that having several web pages detailing information regarding the District's Nature Trail was confusing and hard to navigate, and he requested that the District's Attorney draft a simple document with all the information regarding the Nature Trail for posting at one location on the website.

The next item of business before the Board was consideration of the annual Fourth of July picnic to be held within the boundaries of the District. The Board determined that providing the food for the event was within the District's current budget and served a public purpose. After further consideration, upon a motion duly made by Director Crosby and seconded by Director Jistel, the Board voted unanimously to contract with the River Place Homeowners Association ("HOA") to cater the event at a cost not to exceed \$4,000.

Mr. Kennis then discussed a proposal for replacement of the District's Nature Trail signs. He suggested that a smaller sign with additional detail be added to the bottom of the current signs instead of replacing the original signs, and the Board concurred. The Board discussed the language to be included on the smaller sign, including providing the District's website address to obtain additional information.

Next, the Board considered the dates and times of free access to the District's Nature Trail. After discussion, upon a motion duly made by Director Crosby and seconded by Director Jistel, the Board voted unanimously not to extend guaranteed free times past May 31, 2019, at this time.

Director Jistel then reported that he had received a request from Boy Scout Troop 150 to allow eight scouts and their troop leaders on the Nature Trail free of charge to train for a Philmont Scout Camp trek. A lengthy discussion ensued. Director Jistel motioned to allow any Boy Scouts and their troop leaders to hike the Nature Trail on Saturdays and Sundays at any time of day free of charge. The motion died for lack of a second. Director

Mushtaler suggested that only the specific request presented to the Board by Boy Scout Troop 150 should be considered at this time. After continued discussion, Director Crosby motioned to allow Boy Scouts troops to hike the Nature Trail on Saturdays and Sundays before 8:00 a.m. during the months of June and July, subject to approval by the General Manager. Director Mattox motioned to change the time from before 8:00 a.m. to before 7:00 a.m., and Director Crosby accepted the modification to his motion. Director Jistel seconded Director Crosby's motion, as modified. The motion passed with all Directors voting in favor.

Mr. Luft next discussed the status of the District's accounts and investments with the Board. He reviewed the income for the District and summarized the activity in each of the District's accounts.

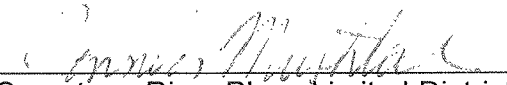
Mr. Luft then updated the Board on the financial impacts of the Nature Trail. He noted that staffing the District's Nature Trail on Fridays was not cost effective. Director Crosby motioned to discontinue staffing the Nature Trail on Fridays. Director Mushtaler seconded the motion, which motion passed with all Directors voting in favor of the motion. Director Crosby then motioned to discontinue the use of the Travis County Constable's Office (the "**Constable's Office**") for patrol of the District's Nature Trail. He stated his understanding that the original purpose of contracting with the Constable's Office for patrol of the Nature Trail was to ensure the safety of the staff, and he noted that there was no issue with the safety of the staff, to date. Director Mushtaler opined that the presence of the Constable's Office was valuable in deterring speeding in the area as well as providing overall safety within the District. After discussion, Director Crosby withdrew his previous motion and motioned to limit the patrol of the District by the Constable's Office to four hours on Saturdays and Sundays. Director Mattox seconded the motion, which motion passed with all Directors voting in favor.

Mr. Kennis next reviewed the General Manager's report in its entirety and as included in the Directors' packet, a copy of which is attached hereto. He reported on issues with the staff for the Nature Trail. Director Mattox questioned if the staffing company was bonded, and Mr. Kennis stated he would look into the issue and report his findings to the Board.

Mr. Kennis then presented a proposal from T.F. Harper to replenish wood chips at the lower playscape in Sun Tree Park. After discussion, upon a motion made by Director Mushtaler and seconded by Director Crosby, the Board voted unanimously to authorize T.F. Harper to replenish the wood chips at Sun Tree Park at a cost not to exceed \$2,000.

There being nothing further to come before the Board, the meeting was adjourned



  
Secretary, River Place Limited District  
Board of Directors

River Place Limited District  
Attachments  
May 28, 2019

1. Directors Packet.