**MINUTES OF THE BOARD OF DIRECTORS OF**

**RIVER PLACE LIMITED DISTRICT**

**STATE OF TEXAS §**

**COUNTY OF TRAVIS §**

**September 27, 2023**

The Board of Directors (“Board”) of River Place Limited District (“District”), of Travis County, Texas, met in regular session that was open to the public, on the above-referenced date, at River Place Country Club, located at 4207 River Place Boulevard, Austin, Texas 78730, at 5:30 p.m., pursuant to notice duly given in compliance with law.

 Director Jistel called the meeting to order and called the roll of the Board, to wit: **Joe Freeman**, President; **Arthur Jistel**, Vice President; **Ivar Rachkind**, Treasurer; **Tim Mattox**, Secretary; and **Vince DiLoreto,** Assistant Secretary-Treasurer. With all Directors present except Director Freeman, a quorum was established.

Also present were Makenzi Scales of Inframark (“Inframark”), the District’s General Manager; Steven Minor, of Gray Engineering (“Gray”), the District’s Engineer; and Zachariah T. Evans of the Law Office of Zachariah T. Evans (“Evans Law”), the District’s Attorney.

Upon calling the meeting to order, Director Jistel noted that one citizen was present to address the Board regarding the District’s proposed FY2023-2024 budget.

 Mr. Minor then reviewed with the Board the status of the pickleball court installation within the District’s park facilities and Gray’s work on the project, as well as the District’s engineering expenses to date. Mr. minor indicated Gray submitted the project plans to the City of Austin (“City”), received comments back form the City, and Gray in turn responded to the City’s comments. Mr. Minor indicated Gray received a bid from Courtez for the construction of the pickleball court for $44,250.00 and the bid appears to be complete. Director Rachkind then requested that Gray provide (i) a full report on amounts the District has expended for the pickleball project to date and (ii) a budget for the remaining work that is yet to be completed, including plan review fees charged by the City, engineering services, and construction. Mr. Minor stated he would provide the Board with that information within the week.

 Next, the Board considered the consent agenda, including approval of the minutes of the Board’s previous meeting; account transfers; and payment of the District’s bills and expenses. Director Mattox made a motion to approve the consent agenda; Director Rachkind seconded; and the Board voted unanimously to approve the motion.

 The Board then reviewed and discussed the District’s monthly financial report, as provided by Inframark. A copy of the financial report is included in the Board’s meeting packet, which is attached hereto and fully incorporated for all purposes.

 Director Jistel then provided a summary of maintenance and other operations relating to the trails and other park space within the District, including work that TexaScapes, the District’s landscaping contractor, performed since the Board’s last meeting. Director Jistel also informed the Board that, based on his communications with a local Boy Scout troop leader, he expects that within the next month or so at least one Boy Scout will propose to volunteer to complete a park improvement project within the District in hopes of his being promoted to Eagle Scout. Director Jistel went on to report that the District’s sports fields were in excellent shape and, to date, 27 different teams of various sports were registered to utilize the fields.

Ms. Scales reviewed the General Manager’s Report, a copy of which is included in the Board Packet and attached hereto as an exhibit to these minutes. She summarized a list of repairs, maintenance, and other operations performed within the District during the previous month, including repairs Inframark completed to a lift station that malfunctioned due to an accumulation of household greases residents pour down their sinks.

The Board discussed the District’s ongoing search for new bookkeeping service providers. Director Rachkind indicated that, before the Board’s next meeting, he would follow up with one of the bookkeepers who previously submitted a services proposal to the District.

The Board next considered the District’s draft budget for the fiscal year ending September 30, 2024. Director Rachkind initially noted the budget provided in the board packet was incorrect and not what he prepared. He then presented the correct budget and reviewed it with the Board, explaining, among other things, that the budgeted tax revenue equated to a 1.61 percent (1.61%) year-over-year increase compared to the latest TCAD certified revenue estimate for the fiscal year ending September 20, 2023.

After discussion, Director DiLoreto moved to approve the resolution adopting the budget, as presented; Director Rachkind seconded; and the Board voted unanimously to approve the motion.

The next item of business before the Board was consideration of the proposed 2023 tax rate. At 5:52 p.m., Director Jistel opened the public hearing to allow citizens to address the Board regarding the proposed tax rate. With no one present to do so, Director Jistel closed the public hearing at 5:53 p.m. Director Rachkind went on to review the proposed 2023 maintenance and operations tax rate and its net effect on the District’s long- and short-term financial position. After further discussion, Director DiLoreto moved to adopt a maintenance and operations tax rate of $0.0670 per $100 of assessed valuation for the 2023 tax year; Director Rachkind seconded the motion; and the Board voted unanimously, by roll call vote, to approve the order implementing the tax rate, as presented.

 Mr. Evans then reminded the Board that the District is required to file a revised District Information Form (“**DIF**”) within the Travis County property records any time the District’s tax rate and certain other financial information changes. After discussion; Director Mattox moved to direct Evans Law to draft and submit the revised DIF; Director Rachkind seconded; and the Board voted unanimously to approve the motion.

 Finally, the Board scheduled their next regular meeting for Wednesday, October 25, 2023, at 5:30 p.m.

There being no further business, the Board adjourned.



Tim Mattox, Secretary

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Attachments

1. Board Packet