

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

April 24, 2018

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 April 24, 2018, at the River Place Country Club, 4207 River Place Boulevard, Austin, Texas beginning at 2:00 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:

Patrick Reilly	President
Arthur Jistel	Vice-President
Scott Crosby	Secretary
Lee Wretlind	Treasurer
Claudia Tobias	Assistant Secretary/Treasurer

and all Directors were present, thus constituting a quorum.

Also present were Patricia Rybachek and Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; Alan Kane, a resident of the District; and Phil Haag and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney.

Upon calling the meeting to order, Director Reilly noted that Mr. Kane was present to discuss the agenda item regarding the installation of a gate at Panther Hollow. He added that this item would be considered later in the meeting.

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the March 27, 2018, regular and the April 4, 2018, special Board of Directors meetings, and payment of District bills and expenses. After review, upon a motion duly made by Director Jistel and seconded by Director Crosby, the Board voted unanimously to approve the Consent Agenda, including the minutes of the March 27, 2018, regular and the April 4, 2018, special Board of Directors meetings, as written.

Next, the Board discussed the installation of a gate a Panther Hollow. Mr. Kane addressed the Board and stated that he would like for the Board to make a decision regarding the installation of the gate. Director Reilly recalled that back in October of 2016, the Board had considered an amendment to the Joint Use Access Agreement to address Mr. Kane's desire to install a gate limiting access to the section of Woodlands Park located over the bridge in Panther Hollow during the evening hours. Director Reilly continued that Mr. Kane had agreed to pay all costs associated with the installation and maintenance of the gate and that this responsibility would run with the land. Director Reilly pointed out that the gate would need to remain open seven days a week from sunrise to sunset to coincide with the District's park hours and that the Board had deferred action on the issue until the Panther Hollow Homeowners Association had approved the issue. Director Reilly opined that if the District was confirmed at the May 5, 2018 Election, new directors would be in

place on the Board who should make the final decision regarding the gate, and the Board concurred. No action was taken on this item.

The next item of business before the Board was the electronic retention of District records. Ms. McCalla noted that District records could be stored electronically as long as they remained available and accessible, along with the hardware or software required to access or read them, and were in compliance with the Texas State Library and Archives Commission schedules and the District's Document Retention Policy.

Director Jistel then reported on an incident that recently occurred at Sun Tree Park. He stated that the use of metal or "football" type cleats used on wet fields damages the fields. He questioned if the District's Park Rules should be amended to restrict the type of cleats used on the District's fields. A lengthy discussion ensued, after which the Board agreed to defer any future changes to the Park Rules until after the confirmation of the District. No action was taken on this item.

The Board then discussed the May 5, 2018, election to confirm the creation of the Limited District, authorize an operation and maintenance tax, and elect directors of the District (the "**Election**"). Director Reilly pointed out that early voting had begun, this date, and Ms. Rybachek confirmed that Election signs had been installed throughout the District.

Discussion regarding assuming maintenance and operation of the drainage system for the District from the City of Austin was deferred until the District's next Board of Directors meeting.

Ms. Rybachek then presented the General Manager's report in its entirety and as included in the Directors' packet, a copy of which is attached hereto. She stated that Fazzone Construction Co., Inc. ("**Fazzone**"), had repainted the restrooms at the Woodlands Park. She said that this time Fazzone had properly prepared the floors and resurfaced them, and that the final results appeared to be excellent. Ms. Rybachek then reviewed the flyer for the District's Spring Clean-Up Event scheduled for Saturday, May 5, 2018. She added that Waste Connections, Inc., the District's solid waste collector, would drop off a dumpster that would be available from 8 a.m. to 2 p.m. for residents to drop off their oversized and excess bulky waste. A copy of the flyer is attached hereto as an exhibit.

Continuing her report, Ms. Rybachek stated that the Mindbody application that residents can utilize to reserve the tennis courts and the pavilion was having some problems. Some residents could not access Mindbody if they used the application for another entity besides the District, she said. Ms. Rybachek also noted two situations in which persons did not want to pay the fees associated with reservation of the pavilion. Director Jistel added that often persons using the pavilions without reservations were not cleaning up after their event. The Board considered amending the Park Rules to require that groups over a certain size to reserve the Pavilion in advance. No action was taken on this item.

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

the District's accounts. He stated that he had been researching, along with the District's Bookkeeper, banks offering the highest interest rates for certificates of deposit ("CD"). He stated that the District's current \$250,000 CD at East West Bank was expiring at the end of the month. He reported that East West Bank continuing to offer the highest interest rates at 2.21%, with TexPool offering the second highest interest rates. After consideration, upon a motion duly made by Director Wretlind and seconded by Director Crosby, the Board voted unanimously to renew its 12-month CD at East West Bank in the total amount of \$250,000.

Director Jistel then presented the Parks Committee report. He stated Sunscape Landscaping, LLC, the District's Landscaper ("**Sunscape**"), had top dressed the sports fields, but that he had received several complaints regarding "chips" and "rocks" in the top dressing. He added that he had visited the sites and that it appeared that very little mulch was placed on the fields. Ms. Rybachek agreed to discuss the issue with Sunscape.

Director Jistel reported that Sunscape planned to oversee the District's sports fields under the "additional services" portion of its landscaping contract with the District. He noted that the additional costs to the District for the overseeding would be \$5,748.53.

Next, Director Jistel presented a proposal from Capital Landcare & Utilities ("**Capital**") to cut-up and haul off a cedar tree, refill sandboxes at the District's parks, and fill in washed out areas of the trails at Sun Tree Park with additional granite; all at a total cost to the District of \$2,225. After a brief discussion, upon a motion duly made by Director Jistel and seconded by Director Tobias, the Board voted unanimously to approve the proposal from Capital, as presented. A copy of the proposal from Capital is attached hereto and shall be considered an exhibit to these minutes.

Continuing his report, Director Jistel stated that the water valve at Sun Tree Park had been stuck in the "on" position and ran for an unknown period of time. He stated that a new valve was ordered, but that the water bill for Sun Tree Park would likely be higher than normal.

Director Jistel reported that the total contributions to the Trail Fund for the month of April was \$168.

There being nothing further to come before the Board, the Board confirmed that the District's next regular meeting was scheduled for May 22, 2018, and the meeting was adjourned



Secretary, River Place Limited District
Board of Directors

River Place Limited District
Attachments
April 24, 2018

1. Directors Packet;
2. Flyer for the Spring Cleanup Event; and
3. Proposal from Capital Landcare & Utilities.