

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

March 26, 2019

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 March 26, 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, thus constituting a quorum.

Also present were Jesse Kennis, Tobin Hurley, and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; and Zac Evans, and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney. Numerous 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 March 11, 2019, special and the February 26, 2019, regular Board of Directors meetings, and payment of the District's bills and expenses. After review, upon a motion duly made by Director Mattox and seconded by Director Mushtaler, the Board voted unanimously to approve the Consent Agenda, including the minutes of the March 11, 2019, special and the February 26, 2019, regular Board of Directors meetings, as written.

Director Crosby then reported on the Nature Trail Project. He stated that the weekend of March 23, 2019, was the first weekend that the District implemented new Nature Trail policies, and he stated his understanding that the first weekend was successful. Mr. Kennis then summarized the list of written notes provided by the Ticket Takers hired by the District to man the District's Nature Trail trailheads. He stated that the overall response by those visiting the Nature Trail was positive. He added that the Ticket Takers took in approximately \$1,500 on Saturday and \$1,400 on Sunday. Mr. Kennis pointed out that there were some persons who tried to access the Nature Trail without payment, but that overall the new policies in place were a success.

Next, the Board considered the District's Nature Trail policies. Mr. Evans presented for the Board's review a draft Nature Trail Policy. Mr. Evans explained that the Board may need to revise the Park Rules as well as adopting new policies for the Nature Trail. The Board then discussed at length various additional policies to be included in the Nature Trail Policy, including the number of guests each resident can bring on the Nature Trail, annual/seasonal fees, and providing volunteers free access to the Nature Trail. Mr. Evans confirmed he would include these policies in a revised Nature Trail Policy and present them to the Board for discussion at the District's next meeting. He added that an Order Amending the District's Park Rules would also be drafted, if necessary.

The next item of business before the Board was the formation of committees to: (1) investigate interest in the expansion of the District's boundaries to include those residents within the boundaries of the River Place Homeowners Association ("**HOA**") but not within the boundaries of the District ("**Additional Areas**"); and (2) address ongoing issues with the City of Austin (the "**City**"). Director Crosby requested volunteers, and Kate Holloway in Cortana Ridge volunteered for the committee to address the Additional Areas. Clarence West stated he would like to be on the committee to further good relations with the City. Director Mushtaler suggested that information should be distributed to the Additional Areas regarding the "pros and cons" of being annexed into the District, and the Board concurred. Mr. Evans stated that he would compile the information for review by the Board.

Mr. Kennis then introduced Trey Davis with Texas Multi-Chem, Ltd ("**Multi-Chem**"), and Kirk Knussmann of Texas Sports Field Services ("**Texas Sport**"). Mr. Kennis explained that both vendors were present to discuss their proposals for the re-sodding of sports fields and/or ongoing maintenance for the sports fields. Mr. Davis addressed the Board first. He detailed the required maintenance for sports fields with the heavy usage seen at the District's sports fields, including frequent aeration, specific mowing procedures, and weed control. Mr. Knussman then reviewed his proposal with the Board, and he explained that Texas Sport did not maintain sports fields but only installed the fields. A lengthy discussion ensued. Director Rachkind requested the District's General Manager to obtain comprehensive proposals from vendors for the District's sports fields, including prices for installation of sod at Sun Tree Park, Field 1, as well as ongoing maintenance of all the District's sports fields. No action was taken on the proposals presented.

Next, Director Jistel reviewed photographs of trash bins at Sun Tree Park filled to capacity with personal trash from a nearby homeowner. After discussion, the Board directed the District's Attorney to send a letter to the homeowner regarding the issue.

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. The Board discussed the status of the District's current landscaping contract. After discussion,

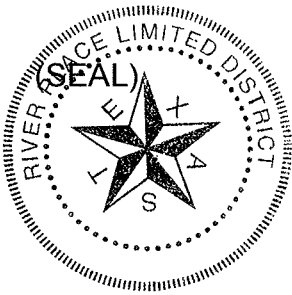
District's General Manager and Attorney agreed to work together regarding the terms of the District's current landscaping contract.

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.

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
March 26, 2019

1. Directors Packet.