

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

**February 27, 2018**

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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 February 27, 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, except Director Wretlind, thus constituting a quorum.

Also present were Patricia Rybachek and Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; and Morgan Johnson and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney.

Upon calling the meeting to order, Director Reilly noted that there were no residents present who wished to address the Board.

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the January 23, 2018, regular meeting; the minutes of the January 30, 2018 special meeting; 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 January 23, 2018, regular meeting and the minutes of the January 30, 2018 special meeting, as written.

Next, the Board considered the RESOLUTION ADOPTING E-MAIL POLICY (the “**Resolution**”). Director Reilly explained that the Resolution requires all present and future Board members to copy the District’s General Counsel on all e-mail correspondence transmitted or received by the Board member in his or her official capacity and as the information pertains to official business of the District. After review, upon a motion duly made by Director Jistel and seconded by Director Tobias, the Board voted unanimously to approve the Resolution, as presented. A copy of the Resolution is attached hereto and shall be considered an exhibit to these minutes.

The Board next discussed the traffic issues at the District’s trailheads. Director Reilly recalled that the Board had approved reconvening the ad hoc committee (the “**Traffic Committee**”) for the purpose of resolving traffic issues in the area of the District’s nature trail (the “**Nature Trail**”). He stated that he and Director Jistel had met with the resident

members of the committee to discuss possible solutions to the traffic issue. Director Reilly continued that he had also spoken with Scott Koester of Paddle EZ regarding the expenses associated with installing a gate at the entrances to the Nature Trail. He explained that a key code for access would be provided at the time a person signed up online to hike the Nature Trail. Director Reilly pointed out that this type of gate would be expensive initially but would eliminate the need to hire personnel, thus reducing long term costs. He added that the Traffic Committee was still considering the possibility that the City of Austin (the "**City**") may allow the District to utilize the surface water treatment plant for parking in the future. No action was taken on this item.

The Board next discussed the possible installation of flashers on cross walk signs along Big View Drive leading up to Nature Trail. Director Reilly stated that the City currently maintains the roads within the District and claimed that it did not have funds available to install the flashers. Director Crosby noted that the River Place Residential Community Association (the "**HOA**") believed the installation of the flashers should be undertaken by the District and not the HOA. After further discussion, the Board agreed to defer the issue to the Traffic Committee for consideration after the May 2018 election to confirm the Limited District.

The next item of business before the Board was review of the insurance coverage in place for tasks performed by Directors of the District under the direction of the Board. Ms. Johnson stated that her office had reviewed the District's insurance coverage and had determined that coverage would extend to volunteers working under the specific direction of the Board. The Board noted that the Parks, Habitat Preserve, Open Space and Nature Trail Committee (the "**Parks Committee**") members often remove debris from the District's parks and nature trail. After discussion, upon a motion duly made by Director Reilly and seconded by Director Jistel, the Board voted unanimously to authorize members of the Board to maintain accessibility of the Nature Trail by trimming trees and removing debris under the supervision of the Parks Committee.

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**"). Ms. Rybachek presented a proposal of \$825.00 from Sign Effects for 25 signs notifying residents of the date of the Election. Director Crosby stated that the HOA also planned to post signs regarding the Election throughout the District. He then stated his belief that signs could be obtained for the District at a lower cost than the amounts proposed by Sign Effects. After a brief discussion, upon a motion duly made by Director Crosby and seconded by Director Tobias, the Board voted unanimously to authorize the District's General Manager to purchase signs for the Election at a cost not to exceed \$875.00. A copy of the proposal from Sign Effects is attached to these minutes and shall be considered an exhibit.

Next, the Board discussed scheduling a resident meeting to discuss the Election. Director Crosby suggested that the meeting be held in conjunction with the HOA annual meeting scheduled for April 10, 2018, at 6:30 p.m., and the Board concurred.

Ms. McCalla then presented for the Board's review the ORDER CANCELING MAY 5, 2018 DIRECTORS ELECTION. She stated that as the Agent for the District, McGinnis Lochridge has certified that the candidates to be listed on the ballot for Election were unopposed and that the Directors Election portion of the Election could be cancelled. After consideration, upon a motion duly made by Director Jistel and seconded by Director Crosby, the Board voted unanimously to: (1) approve the Order Canceling the Election and (2) declare the following unopposed candidates elected to office: Ivar Rachkind, Tim Mattox, and Jennifer Mushtaler. Ms. McCalla told the Board that the newly elected Director's terms of office would not begin until after the May 5, 2018, Directors Election and upon each candidate taking the oath of office. She also pointed out that a copy of the Order Canceling the Election would need to be posted at the District's regular polling places on Election Day. A copy of the Order Canceling the Election is attached as an exhibit to these minutes.

Next, the Board discussed the possibility of assuming the maintenance and operations of the drainage system for the District from the City. Director Crosby stated that he had met with Jimmy Flannigan, City Council Member for District 6, regarding the issue in addition to meeting with representatives from the City. Director Reilly explained that the District did not drain stormwater for other entities but that all the drainage from the District was self-contained within the District. He added that the District's General Counsel was in the process of contacting the City Attorney regarding assuming the drainage responsibilities for the District from the City in lieu of the City charging drainage fees to residents. After a question from the Board, Director Reilly agreed that he would contact the District's Engineer to determine the annual costs to the District of maintaining the drainage facilities.

Director Reilly then informed the Board that he and Director Jistel had installed signage and a gate at the driveway located along Big View Drive next to the Boardwalk pond to deter persons from parking in the driveway up to the closed gate. He noted that additional measures made need to be taken in the future if the gate did not resolve the issue.

Director Reilly next discussed with the Board the Travis Central Appraisal District's ("CAD") failure to recognize the annexation of Panther Hollow Creek, Phase 1 into the District as of 2000 [21.533 acres-8 lots]. He stated that the District's Attorney had sent out letters to CAD, Precinct Two Commissioner Brigid Shea, as well as to the owners of the eight lots. Ms. Johnson explained that CAD had responded to the District's letter, stating that case law prevented CAD from reassessing the eight lots the missed years consequently preventing the District from collecting any lost property tax revenue.

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 reported that updated signs for the District's tennis courts were installed as was the new locking timer for the restrooms at Sun Tree Park. She also stated that the painting of the District's bathrooms would be completed during drier weather.

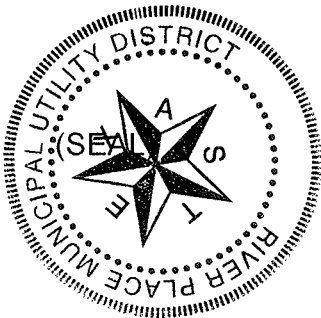
Mr. Luft next discussed in detail with the Board the status of the District's investments. He reviewed the income for the District and summarized the activity in each of the District's accounts. He emphasized that the District was in good shape financially. He noted that tax collections for the 2017 tax year were higher than collection from this same

time period last tax year. He also noted that the District's audit for the period ended December 14, 2017, should be complete by the March meeting.

Director Jistel next presented a proposal from Aquatic Features, Inc. ("**Aquatic**") in the amount of \$2,529.00 to repair the water fountain at the Woodlands Park. After review and 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 Aquatic to repair the water fountain at the Woodlands Park, as presented. A copy of the proposal is attached to these minutes as an exhibit.

The Board then entered into executive session at 3:32 p.m., pursuant to V.T.C.A. Government Code, Chapter 551.072, to discuss pending real property matters. The Board reconvened in open session at 3:51 p.m. Director Reilly reported that no decisions were made and no votes were taken on the items discussed in executive session.

There being nothing further to come before the Board, the Board confirmed that the District's special meeting was scheduled for March 27, 2018, and the meeting was adjourned



  
Secretary, River Place Limited District  
Board of Directors

River Place Limited District  
Attachments  
February 27, 2018

1. Directors Packet;
2. Resolution Adopting Email Policy;
3. Order Cancelling Directors Election;
4. Proposal from Sign Effects for the Limited District Election; and
5. Proposal from Aquatic Features, Inc., for repair of the water fountain at the Woodlands Park.