

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

July 27, 2021

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 **July 27, 2021**, at the River Place Country Club, 4207 River Place Boulevard, Austin, Texas, beginning at 7:30 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:

Randall Jamieson	President
Arthur Jistel	Vice-President
David Vogdes	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

and all Directors were present, with the exception of Directors Jamieson and Vogdes, thus constituting a quorum.

Also present were Michael Luft of Inframark ("**Inframark**"), the District's General Manager; and Lecelle Clarke and Eden Salazar of McGinnis Lochridge ("**McGinnis**"), the District's Attorney.

Upon calling the meeting to order, Director Jistel noted that no persons were present who wished to address the Board during the citizen communications portion of the meeting.

Next, the Board considered approval of the monthly consent agenda containing the minutes of the June 22, 2021, regular Board of Directors meeting, and payment of the District's bills and expenses. After review, upon a motion duly made by Director Rachkind and seconded by Director Mattox, the Board voted unanimously to approve the consent agenda, including the minutes of the June 22, 2021, regular Board of Directors meeting, as written.

The Board next addressed the status of the District's Nature Trail. Mr. Luft reported that Inframark continued to monitor the hours of the Nature Trail, and he noted that not many hikers enjoyed the Nature Trail during the late hours due to the bad weather. He also reported that the Nature Trail received over 1,000 hikers from July 1, 2021 through last Sunday.

Next, the Board discussed the status of the off-site records transfer to the City of Austin (the "**City**"). Ms. Clarke stated that the City stated that they would visit the McGinnis office in September 2021 to retrieve the approximately 40 boxes of District files belonging to the City.

The next item before the Board was to discuss the draft budget for the fiscal year ending September 3, 2022. Director Rachkind stated that he received the District's appraised value from the Travis Central Appraisal District (the "TCAD"), which reported that the District's appraised value increased by \$88,000,000.00 in the last fiscal year. He reviewed the proposed budget with the Board and explained that the final budget would not need to be approved until the September Board of Directors meeting. No action was taken on this item.

Director Jistel then stated that he received three proposals for the purchase and installation of sunshades over the District's playscapes. He reviewed the three proposals in detail, and a discussion ensued. Upon a motion duly made by Director Mattox and seconded by Director Rachkind, the Board voted unanimously to authorize Shade Pro to install sunshades over the District's playscapes at a cost to the District not to exceed \$25,000.00, including any required permits and tree trimming.

Next, the Board addressed the District's field rentals. Director Jistel stated that he and Director Mattox were in discussions with Pop Warner Cheer ("Pop") regarding their request to rent one of the District's fields for their FPPW Boot Camp program that was required at the start of each of their football seasons. Director Jistel explained that Pop's FPPW Boot Camp would be held for two hours per day, two days per week for a total of two weeks, and he suggested that Pop Warner rent the Woodland's large field for their peewee football game program. Director Mattox stated that based on Pop's: 1) timeframe for a District field; 2) light usage of the field; and 3) participation by children residing within the District, he made a motion to approve Pop's rental of the Woodland's large field for their FPPW Boot Camp. Director Rachkind seconded the motion, and the motion passed unanimously.

Mr. Luft next reviewed the General Manager's report in its entirety and as included in the Board Packet. A copy of the Board Packet is attached hereto as an exhibit to these minutes. He reported that all water fountains have been repaired at the District's parks, and he said that there was a problem with a lock on one of the tennis court gates at Woodlands. Mr. Luft stated that tennis court memberships will renew at the end of September 2021 and that all tennis court gates would need to be rekeyed at that time.

Continuing his report, Mr. Luft stated that the insurance estimate for winter storm related damages at Sun Tree and Woodlands Park was \$83,829.83.

Ms. Clarke next presented the Attorney's Report. She reviewed in detail a memorandum from McGinnis on pertinent bills passed during the 87th regular Texas Legislative Session. She asked that any Board members with questions regarding the memorandum presented contact her directly.

Next, Mr. Luft provided an update to the Board on the status of the District's accounts and investments. He reviewed the income for the District and summarized the

activity in each of the District's accounts. He noted that the District's tax levy for the 2020 tax year was 99.18% collected as of the end of June 2021.

Director Jistel then provided an update on the status of the District's parks. He stated that District's parks looked good with the exception of one low hanging tree branch.

The next item of business before the Board was to schedule the District's next regular meeting. After some deliberation, the Board confirmed a meeting for Monday, August 16, 2021, at 6:00 p.m.

There being nothing further to come before the Board and no future agenda items to discuss, Director Mattox made a motion to adjourn the meeting. Director Rachkind seconded the motion and the motion passed unanimously.



A handwritten signature in blue ink, appearing to read 'D. Mattox', is written over a horizontal line.

Secretary, River Place Limited District
Board of Directors