

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

April 4, 2018

The Board of Directors (the "**Board**") of the River Place Limited District of Travis County (the "**District**"), Texas met in **special** session, open to the public on April 4, 2018, at the River Place Country Club, 4207 River Place Boulevard, Austin, Texas beginning at 10:00 a.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 Ivar Rachkind, Jennifer Mushtaler, and Tim Mattox, Board Members-elect for the District; and Phil Haag and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney. Also in attendance were members of the public. A copy of the sign-in sheet for those in attendance at the meeting is attached hereto.

Director Reilly called the meeting to order. He explained that the purpose of the meeting was to discuss the District's upcoming May 5, 2018, election to confirm the creation of the Limited District and authorize an operation and maintenance tax (the "**Election**"). He explained that a question and answer session would follow the completion of Board business.

The first item of business before the Board was the RESOLUTION LIMITING MAINTENANCE AND OPERATIONS TAX (the "**Resolution**"). Director Reilly explained that the Strategic Partnership Agreement (the "**SPA**") between the City of Austin (the "**City**") and the District limits the maximum tax rate that may be approved by voters of the District to \$0.50 per \$100 of assessed valuation. He continued that the \$0.50 is the number included in the proposition ballot language to be considered by District voters at the Election. Director Reilly stated that the Board had carefully analyzed the District's finances and determined that \$0.15 per \$100 of assessed valuation was a more accurate tax ceiling for the District, and the Board agreed that limiting the maximum tax rate would be in the best interest of the District. Upon a motion duly made by Director Wretlind and seconded by Director Jistel, the Board voted unanimously to approve the Resolution limiting the maximum tax rate of the District to \$0.15 per \$100 of assessed valuation. A copy of the Resolution, thus approved, is attached hereto as an exhibit to these minutes.

Next, Director Reilly reviewed the history of the District and strategic partnership agreements to those present. He explained that prior to 1999, municipalities that planned to annex a district gave a one-year notice to a district that the district would be annexed, but

that after that date, a three-year notice was required and also allowing districts the ability to enter into strategic partnership agreements with the municipality. Director Reilly continued that the City first notified the River Place Municipal Utility District (the "**MUD**") of its intent to annex the MUD in 2008, placing the MUD on a three-year annexation plan. He stated that the MUD then entered into negotiations with the City on the SPA. He stated that the SPA effectively delayed the annexation of the District until December 2017 and provided for the creation of a limited district. Director Reilly pointed out that the SPA also prevented Board members of the MUD from working against the City's annexation efforts, including the support of any legislation to limit the City's ability to annex or advocating for the confirmation of the District. He added that any violation of this provision in the SPA would be considered a breach of the SPA and could result in the immediate annexation of the District and thus not allow for the creation of a limited district.

Director Reilly then reported that confirmation of the District at the Election would allow the District to continue to maintain the District's parks and nature trails (the "**Parks**") at their current level as well as allow the District to continue to provide solid waste collection and recycling services ("**Solid Waste Services**"). He explained that if the District is not confirmed in the Election, it is likely that the City will shut down portions of the Parks due to the City's inability to maintain them. In addition, Director Reilly stated, if the District is not confirmed, the City will provide Solid Waste Services for the residents, which would mean an increase in the cost to the residents over what the Solid Waste Services the District currently is providing.

Director Reilly told those present that there would be two measures on the ballot for approval of the District: Proposition A to confirm the District; and Proposition B to approve a maximum tax rate of \$0.50 per \$100 of assessed valuation for the operations and maintenance of the District. He emphasized that both measures would need to be approved in order for the District to be confirmed, and he reminded those present of the Resolution passed earlier in the meeting limiting the maximum tax rate to \$0.15 per \$100 of assessed valuation.

Director Crosby then introduced all the members of the Board as well as the future Board members, whose terms of office would commence after confirmation of the District. Each Board member and Board Member-elect reviewed their history with the Board as well as their qualifications and reasons for serving on the Board.

Next, Director Wretlind reviewed with those present the costs of maintaining the District going forward after the Election. In response to questions from several persons present at the meeting, Director Wretlind explained that the Park Fund reserves would go to the City if the District was not confirmed at the Election. He continued that a lengthy planning process for the future of the District, subsequent to confirmation, included maintaining reserves for three main purposes: (1) allow the tax rate to remain at a consistently low rate; (2) provide funds for future planned capital projects for the District; and (3) provide emergency funds.

Director then Jistel pointed out that the Board had gone to great lengths to educate District residents on the Election process as well as the importance of the District's

confirmation. He emphasized that questionnaires and newsletters were sent out to residents that provided facts about the Election and the District. Director Crosby added that information was also posted on the District's website as well as the River Place Residential Community Association's website. He also noted that information was posted on Nextdoor in an attempt to reach as many residents as possible.

The Board then opened up the meeting to answer questions for those present at the meeting.

Following the question and answer session, there being nothing further to come before the Board, the Board scheduled its next Board of Directors meeting for April 24, 2018, and the meeting was adjourned


Secretary, River Place Limited District
Board of Directors



River Place Limited District
Attachments
April 4, 2018

1. Resolution Limiting Maintenance and Operations Tax.