

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

**May 25, 2021**

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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 **May 25, 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, except Director Vogdes, thus constituting a quorum.

Also present were Makenzi Scales and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; and Zachariah T. Evans and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney.

Upon calling the meeting to order, Director Jamieson 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 April 27, 2021, regular Board of Directors meeting, and payment of the District's bills and expenses. After review, upon a motion duly made by Director Jistel and seconded by Director Rachkind, the Board voted unanimously to approve the consent agenda, including the minutes of the April 27, 2021, regular Board of Directors meeting, as written.

The Board next addressed the status of the District's Nature Trail. Director Jistel stated that he was working with a Boy Scout who was planning an Eagle Scout project addressing erosion issues along the trail. He added that as soon as the project was finalized, the scout would present the project to the Board for review and approval. Director Jistel then reported that traffic along the Nature Trail during the past weekend was slow due to the rainy weather. He suggested updated hours to the Board for the upcoming weekend, and the Board agreed.

Next, the Board discussed the status of parking on property adjacent to the City of Austin's (the "**City**") surface water treatment plant within the District. No action was taken on this item.

Ms. McCalla then reported that she had received cybersecurity certifications verifying completion of the annual state-approved cybersecurity training course from all Directors. She stated that she would certify with the Texas Department of Information Resources that the District was in compliance.

Ms. Scales next reviewed the General Manager's report in its entirety and as included in the Board Packet. She reported that all the District parks were in great shape and that there was nothing significant to report at this time on the parks. She continued that the resident access cards for the District's Nature Trail were mailed out and that the replacement batteries were ordered and installed in all three of the Nature Trail ticket taker's phones.

Continuing her report, Ms. Scales stated that Director Jistel met with an insurance adjuster from the Texas Municipal League Intergovernmental Risk Pool ("TML") the District's current insurance provider, at both District parks to go over all the repairs required as a result of the February snow and ice storm (the "Storm"). She told the Board that the meeting went well and that all invoices and work orders related to the repairs were provided to the adjuster. She estimated that a decision regarding coverage of Storm-related damages should be provided within the next month.

Ms. Scales then stated that Inframark completed a Federal Emergency Management Agency [FEMA] application on behalf of the District to try and recoup some of the funds expended in repairs to District facilities as a result of the Storm.

The Board next discussed landscaping within the District's parks and greenspaces by TexaScapes, the District's landscaper. Director Jistel noted that repairs were made at the Woodlands Park restroom as a result of damaged pipe valves. He added that only a minimal amount of water was lost and although the restrooms were closed during the repairs, they had since reopened.

Director Mattox noted an issue with overgrown grass and hanging tree limbs within the District and requested that Ms. Scales work with the River Place Homeowners Association on a resolution. Ms. Scales confirmed that she would research the matter and provide information to the Board on her findings.

Mr. Evans next presented the Attorney's Report. He detailed the status of several bills currently pending before the Texas Legislature that could potentially affect water district. He noted that a complete list of all bills passed affecting water districts would be provided at the end of the Legislative Session.

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 almost 99% collected as of the end of April 2021.

After a question from the Board regarding ad valorem taxation limits, Mr. Evans responded that pursuant to Senate Bill 2 (“**SB2**”), passed during the 86th Regular Legislative Session, Chapter 49 of the Water Code was amended changing the way water districts are classified. He continued that, under normal circumstances, the District is considered a “Developed District” and can only adopt a tax rate consisting of 1.035 times the amount of tax imposed by the District in the preceding year on the average residence homestead before triggering a mandatory election. However, Mr. Evans continued that because the District is currently located within a governor-declared disaster area for the current tax year, the District can calculate its tax rate as a “Low Tax Rate District”, which would allow the District to adopt a maintenance and operation tax rate that imposes up to 1.08 times the amount of tax imposed by the District in the preceding year on an average homestead before triggering the requirement to hold an election. After discussion, the Board requested that Mr. Evans provide a written summary of the SB2 provisions for review by the Board at its June meeting.

Director Jistel then provided an update on the status of the District’s parks. He detailed with the Board work that the District’s landscaper had recently completed and noted that overall the District’s parks were in good shape.

There being nothing further to come before the Board and no future agenda items to discuss, the meeting was adjourned.



A handwritten signature in blue ink, appearing to be "R. J. Jistel", is written over a horizontal line.

Secretary, River Place Limited District  
Board of Directors