

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

September 22, 2020

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 **September 22, 2020**, beginning at 7:45 p.m., via teleconference and videoconference in compliance with an advisory issued by the Office of the Governor, pursuant to notice duly given in accordance with the law. The roll was called of the following members of the Board to wit:

Jennifer Mushtaler	President
Arthur Jistel	Vice-President
Randall Jamieson	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

and all Directors were present with the exceptions of Directors Mushtaler and Jamieson, thus constituting a quorum.

Also present were Jesse Kennis, and Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; Richard Fadal of TexaScapes, Inc. (“**Texascapes**”), the District’s Landscaper; and Zachariah T. Evans, Lecelle Clarke and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney.

Upon calling the meeting to order, Director Jistel noted that there were no residents in attendance 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 August 25, 2020, regular Board of Directors meeting, and payment of the District’s bills and expenses. After review, upon a motion duly made by Director Mattox and seconded by Director Rachkind, the Board voted unanimously to approve the consent agenda, including the minutes of the August 25, 2020, regular Board of Directors meeting, as written.

At this point Director Jamieson joined the meeting.

The next item of business before the Board was the District’s Nature Trail. Mr. Luft stated that the revenues generated from the District’s Nature Trail had increased over last year’s revenues. He continued that the District’s ticket takers were officially relocated one-half mile up the trail.

Director Mattox then informed the Board that a District resident that attended the River Place Homeowners Association (“**HOA**”) regular meeting questioned the status of the parking along the Woodlands Park entrance to the Nature Trail. Director Mattox emphasized that driving in the area remains treacherous due to the large number of

cars parking on both sides of Big View Drive. After discussion, the Board authorized Director Jamieson to speak with the City of Austin and representatives from the Balcones Canyonlands Preserve, regarding the need for a viable, long-term, sustainable solution to the parking issues surrounding the Nature Trail and District parks. No additional action was taken on this matter.

Next, the Board considered the District's proposed budget for the fiscal year ending September 30, 2021. Mr. Rachkind reviewed the proposed budget with the Board in its entirety.

The Board then discussed A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RIVER PLACE LIMITED DISTRICT, ADOPTING DISTRICT BUDGET FOR FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FINDINGS OF FACT; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR OPEN MEETING (the "**Budget Resolution**"). A copy of the Budget Resolution is included in the Board Packet; which Board Packet is attached hereto as an exhibit to these minutes. After discussion, upon a motion duly made by Director Mattox and seconded by Director Rachkind, the Board voted unanimously to: (1) approve the proposed budget for the fiscal year ending September 30, 2021; and (2) approve the Budget Resolution, as presented. Copies of the budget and Budget Resolution, thus approved, are maintained with the records of the District.

Director Jistel then convened the public hearing for consideration of the 2020 tax rate for the District. Ms. McCalla confirmed that the Notice of Public Hearing on Tax Rate was published in Four Points News, as required, and she informed the Board that a copy of the Affidavit of Publication is included in the records of the District. Director Jistel observed that there were no persons present who wished to address the Board concerning the tax rate, and he closed the public hearing. After consideration, upon a motion duly made by Director Jistel and seconded by Director Rachkind, the Board voted unanimously to: (1) set the tax rate for maintenance and operations at \$0.0800 per \$100 of assessed valuation; and (2) adopt the AN ORDER OF THE BOARD OF DIRECTORS OF RIVER PLACE LIMITED DISTRICT: LEVYING TAXES, PROVIDING FINDINGS OF FACT, PROVIDING FOR OPEN MEETING (the "**Order Levying Taxes**"). A copy of the Order Levying Taxes is included in the records of the District.

Ms. McCalla then stated that the Board needed to adopt an amendment to the District's Information Form whenever any information in the Information Form was changed, including the annual setting of the District's tax rate. She explained that the amendment would be filed with the Texas Commission on Environmental Quality (the "**Commission**") and in the offices of McGinnis Lochridge, and recorded in the Official Public Records of Travis County. After review, upon a motion duly made by Director Jistel and seconded by Director Jamieson, the Board voted unanimously to approve Amendment No. 38 to the District's Information Form and to authorize both the filing and recording of same as outlined. A copy of Amendment No. 38, thus approved, is included in in the records of the District.

The next item before the Board was to authorize financial and property tax updates to the District's website pursuant to Senate Bill 2 ("**SB2**") (86th Legislative Session). Mr. Evans reminded the Board that pursuant to certain provisions within SB2, the District was required to "maintain an internet website or have access to a generally accessible internet website" for the purpose of posting certain financial information. He explained that the action before the Board at this time was to authorize the District's General Manager to update the District's financial and property tax information, as required. After review, upon a motion duly made by Director Jistel and seconded by Director Rachkind, the Board voted unanimously to authorize the District's General Manager to update the financial and property tax information on the District's website, as required.

Mr. Kennis then announced that Inframark had separated its accounting and financial services department from its operation services department and planned to provide the District two separate agreements for consideration at the District's next regular meeting. He emphasized that there would be no discernable effect in the services provided to the District and that the change would enable Inframark to provide more efficient services to the District. No action was taken on this item.

Mr. Kennis next reviewed the General Manager's report in its entirety and as included in the Board Packet. Mr. Kennis stated that Texasclapes repaired a few minor irrigation issues within the District. Director Jistel added that, as preventative maintenance, Joe Carter's crew trimmed the hackberry tree that overhung onto the Woodlands pavilion. Director Mattox stated that he noticed the receptacle bins within the District were full by the weekend, and he questioned if the General Manager would address emptying the receptacle bins on the following Monday. The General Manager replied in the affirmative.

Next, Mr. Evans presented the Attorney's Report. He stated that, in researching the Board's request of possible alternative website platforms to host the Board of Director meetings, the District's Attorney's Information Technology Department stated the Board could use the website interface called Zoom. After a brief discussion, no action was taken.

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.

Director Jistel then reported on the maintenance of the District's Parks, Habitat Preserve, Open Spaces and Nature Trails, including any repairs, maintenance or other work deemed necessary. He stated that overall, the District's parks were in "good shape." He added that due to recent rainfall within the District, ant mounds had increased significantly. He continued that Texasclapes planned to spot treat the ant mounds starting next week. Director Jistel added that the River Place Community Garage Sale was scheduled for October 3, 2020.

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



Secretary, River Place Limited District
Board of Directors

(SEAL)

River Place Limited District
Attachments
September 22, 2020

1. Board Packet.