**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF**

**THE RIVER PLACE LIMITED DISTRICT**

**May 31, 2022**

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 31, 2022,** 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 Makenzie Scales and Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; Sergio Garcia, a resident of the District; and Zachariah T. Evans, Suzanne McCalla, and Candy Limon 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 the consent agenda, including approval of the minutes of the April 26, 2022, regular Board of Directors meeting and payment of 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 26, 2022, regular Board of Directors meeting, as written.

Mr. Garcia then addressed the Board. He explained that he was present at the meeting on behalf of his son, Jack Garcia, who was a member of the Boy Scouts of America, Troop 201, and who was in the process of earning the rank of Eagle Scout. Mr. Garcia continued that his son was unable to attend the meeting and that he is presenting his son’s Eagle Scout project for approval by the Board. Mr. Garcia detailed the project with the Board and stated that his son plans to re-stain 13 benches and rebuild one bench located at the Woodlands Park and Sun Tree Park in the District. He added that the project would also include refilling two sandboxes. Director Jistel stated he had met with Jack Garcia to go over the project. He continued that he would go to Home Depot to request a donation for some of the materials needed to complete the project. After a question from the Board, Mr. Garcia responded that the timeline to start the project is mid- to late July. After consideration, upon a motion duly made by Director Jistel and seconded by Director Mattox, the Board voted unanimously to approve the project, as presented.

The Board then reported on the status of the District’s Nature Trail (the “**Trail**”). Director Jistel stated that a wedding was held at the Trail over the weekend. He also reported several cedar trees had fallen along the Trail but were since removed. He continued that the entrance sign to the Canyon Trail was knocked down, and temporarily propped up, but stated that the sign would need to be reinstalled. Director Jistel then reported that during the past weekend, 89 people paid to access the Trail on Saturday and 122 paid to access the Trail on Sunday. He noted that $2,450.00 in Trail donations were received for the month of May.

Director Jistel next presented two proposals to repaint the pavilion and boardwalk at the Woodlands Park. He stated that he had met with the following companies to review the work involved: Superior General Contracting (“**Superior**”) and HSP Painting Company (“**HSP**”). Director Jistel noted that HSP’s proposal was higher at $3,329.26 than Superior’s proposal of $2,450.00, but that he was recommending HSP, as HSP’s proposal includes more time spent on the preparation of the facilities for painting. He stated that items not included in Superior’s proposal but contained within HSP’s proposal included the following: applying two coats of paint; sanding all peeling areas; caulking all gaps, miters, and fascia, as needed; filling in all holes and rotten areas with wood filler; and pressure washing to remove dirt, mildew and loose paint. After consideration, upon a motion duly made by Director Jistel and seconded by Director Jamieson, the Board voted unanimously to approve the proposal from HSP for $3,329.26 as detailed above. Copies of both proposals are included in the Board Packet. which packet is attached hereto as an exhibit to these minutes.

Ms. McCalla then confirmed that all the Directors are in compliance with the cybersecurity training requirements. She added that she would file a report timely with the Department of Information Resources certifying that the District is in compliance.

Next, Ms. McCalla reported that Director Vogdes had submitted his written resignation from the Board. After consideration, upon a motion duly made by Director Jamieson and seconded by Director Jistel, the Board voted unanimously to accept Director Vogdes’ resignation.

Mr. Evans then advised the Board on the statutory requirements for appointing a new director to the Board, including provisions that allow the Texas Commission on Environmental Quality (“TCEQ”) to fill vacancies in certain situations. The Board took no action at that time.

Ms. McCalla next reported Directors Mattox and Rachkind had completed their Statements of Elected Officer and taken their Oaths of Office for their terms of office, which commenced as of May 7, 2022. Ms. Scales advised the Board that the bonds covering the five persons serving as Directors of the District remained in effect. After consideration, upon a motion duly made by Director Jamieson and seconded by Director Jistel, the Board voted unanimously to accept the statements and oaths of Directors Mattox and Rachkind and to authorize the District’s Attorney to file the oaths with the Texas Secretary of State, as required.

The Directors next considered the need to reconstitute the Board of Directors, pursuant to the requirements of Section 49.054(b) of the Texas Water Code. After discussion, the Board approved reconstituting the Board as indicated below:

Randall Jamieson President

Arthur Jistel Vice-President

VACANT Secretary

Ivar Rachkind Treasurer

Tim Mattox Assistant Secretary/Treasurer

The Board next briefly discussed filing of the District’s revised District Registration form with the TCEQ. After consideration, upon a motion duly made by Director Jistel and seconded by Director Mattox, the Board voted unanimously to direct McGinnis to file the District’s revised District Registration form with the TCEQ, as required.

The next item of business before the Board was to authorize the District’s General Manager to submit the semi-annual meter readings to the Lower Colorado River Authority (“**LCRA**”), as required pursuant to Firm Water Contract between the LCRA and the District. Upon a motion duly made by Director Rachkind and seconded by Director Jistel, the Board voted unanimously to authorize the District’s General Manager to submit the semi-annual meter readings to the LCRA, as required.

Ms. Scales next reviewed the General Manager’s Report, a copy of which is included in the Board Packet. Ms. Scales summarized a list of repairs and maintenance performed within the District during the past month. She reported that woodchips are scheduled to be installed in the District’s parks within the next month. She explained that T.F. Harper, the vendor installing the woodchips, was extremely “backlogged” and was taking considerably longer than normal to complete orders.

Continuing her report, Ms. Scales updated the Board on the Nature Trail. She reported that Inframark has replaced two of the ticket taker’s phones, and the District now has a backup phone available when needed. She added that all phones are connected and ready for use. Ms. Scales also provided an update on the District’s tennis and basketball courts. She stated that Inframark has received an update from CourTex Construction, Inc., (“**CourTex**”), the company hired by the District to resurface the District’s basketball courts, that they have a two-to-three-month lead time on resurfacing jobs. She stated that Inframark will continue to check with CourTex on the status of the job. Ms. Scales then reported that both pumps at the lift station would be pulled that week for a service check and cleaning as part of the District’s ongoing preventative maintenance program.

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 stated that overall, the District’s revenues were higher than budgeted and that the District’s 2021 tax levy was 98.76 percent collected through the end of April. He stated the District should end the year well ahead of budgeted projections. Mr. Luft added that the preliminary property tax valuations from the Travis County Appraisal District reflect a significant increase in property values.

The Board then confirmed the District’s next Board meeting for June 28, 2022, at 7:30 p.m.

There being nothing further to come before the Board and no future agenda items to discuss, the Board voted unanimously to adjourn the meeting.



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Secretary, River Place Limited District

Board of Directors

River Place Limited District

Attachments

May 31, 2022

1. Board Packet.