

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

September 24, 2019

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 24, 2019**, at the River Place Country Club, 4207 River Place Boulevard, Austin, Texas beginning at 7:00 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:

Scott Crosby	President
Arthur Jistel	Vice-President
Jennifer Mushtaler	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

and all Directors were present, 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**"); Quinn Busch, a resident of the District; and Zachariah T. Evans and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney. Several members of the public were also in attendance.

Upon calling the meeting to order, Director Crosby noted that there were several persons present who wished to address the Board during the Citizen Communications portion of the meeting.

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the August 27, 2019, 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 August 27, 2019, regular Board of Directors meeting, as written.

Next, Chuck Reynolds addressed the Board. He stated his understanding that the Texas Parks & Wildlife Department ("**TPWD**") had sent a letter to the District regarding the fees charged to non-District residents for access to the District's Nature Trail. He questioned the status of the District's response to TPWD's letter. Director Crosby responded that the Board was in continued talks with the TPWD regarding the Nature Trail and had nothing official to report at this time.

The Board then entered into executive session at 7:17 p.m., pursuant to V.T.C.A. Government Code, Chapter 551.071, to receive the attorney's advice on Item 7 (c) as listed on the agenda. The Board reconvened in open session at 7:33 p.m. Director Crosby reported that no decisions were made and no votes taken on the items discussed in executive session.

The next item of business before the Board was consideration of the proposed budget for the fiscal year ending September 30, 2020. Mr. Luft detailed the items listed in the proposed budget. He pointed out that the Travis Central Appraisal District (the "TCAD") had overlooked 17 properties in the listing of certified values provided to the District. He continued that the TCAD had provided updated certified values reflecting the addition of the 17 properties. He noted that the addition of the properties would not change the District's proposed tax rate. Director Rachkind noted that the budget reflected that expenses for the Nature Trail would not exceed revenues. Director Mushtaler pointed out that the District currently operated with a \$75,000 per year deficit. Director Rachkind explained that the deficit was planned to draw down the District's reserves. A lengthy discussion ensued regarding how to best balance the District's budget in the future. After discussion, upon a motion duly made by Director Rachkind and seconded by Director Mushtaler, the Board voted unanimously to approve the budget for the fiscal year ending September 30, 2020, as presented. A copy of the budget, thus approved, is included in the Board Packet, which packet is attached hereto and shall be considered an exhibit to these minutes.

Director Crosby then convened the public hearing for consideration of the 2019 tax rate for the District. Ms. McCalla confirmed that the Notice of Public Hearing on Tax Rate was published in the Four Points News, as required. Director Crosby observed that no persons were 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 Crosby and seconded by Director Rachkind, the Board voted unanimously to: (1) set the tax rate for maintenance and operations at \$0.0775 per \$100 of assessed valuation; and (2) adopt the ORDER LEVYING TAXES. A copy of the Order Levying Taxes is included in the Board Packet and attached hereto.

Mr. Evans then explained 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. He explained that the amendment would be filed with the Texas Commission on Environmental Quality, in the Official Public Records of Travis County, and in the offices of McGinnis Lochridge. After review, upon a motion duly made by Director Crosby and seconded by Director Rachkind, the Board voted unanimously to approve Amendment No. 37 to the District's Information Form and to authorize filing of same as outlined. A copy of Amendment No. 37, thus approved, is included in the Board Packet.

Next, Mr. Kennis reviewed recent updates to the District's website with the Board. He explained that Inframark continued to be in the process of updating the website to comply with recent changes in the law.

Next, Mr. Evans stated that his office continued to work with TCAD to resolve the issue regarding a property that was receiving solid waste collection services from the District, but was not listed by TCAD on the District's tax rolls. Mr. Kennis pointed out that the issue was originally discovered because the homeowner requested the addition of a second trashcan for the property, which request was still outstanding. After consideration, upon a motion duly made by Director Crosby and seconded by Director Mushtaler, the

Board voted unanimously to approve providing the homeowner a second trashcan, as requested.

Mr. Luft next reviewed the accounting for the Nature Trail. After a question from the Board regarding the current hours that off-duty constables were hired to monitor the Nature Trail, Mr. Luft responded that they were generally present for two, four-hour shifts on the weekends. Director Mattox questioned the need to continue to employ the off-duty constables, and Director Mushtaler stated that the constables patrolled other areas of the District and contributed to the overall safety of the District. She added that cooler weather would likely increase traffic on the District's Nature Trail. She suggested providing the General Manager with authority to reschedule the constables as needed.

At this point Director Jistel arrived at the meeting.

Mr. Kennis next reviewed the General Manager's report in its entirety and as included in the Board Packet, a copy of which is attached hereto. He then presented a bid tabulation for the removal of a tree at the Woodlands Park. After consideration, upon a motion duly made by Director Crosby and seconded by Director Jistel, the Board voted unanimously to approve the proposal from Texas Tree Service at a total cost to the District of \$980. Copies of the bid tabulation and proposals submitted are attached to these minutes as exhibits.

Next, Mr. Busch presented his Eagle Scout project for the Board's consideration. He explained that the project involved: (1) installing creek-crossing handrails at two water crossings; (2) installing signs naming notable areas of the Nature Trail; and (3) placing stepping-stones along three muddy areas on the Little Fern area of the Nature Trail. Mr. Busch estimated the costs of his project to be \$1,000. After discussion, upon a motion duly made by Director Crosby and seconded by Director Jistel, the Board voted unanimously to approve the project subject to oversight and review by the Parks Committee. A copy of Mr. Busch's proposal is included as an attachment to these minutes.

Mr. Kennis next requested that an item be included on the District's October agenda to reconsider his procurement procedures. He added that he would like to have a discussion on ways to formalize his authority within the District.

Mr. Fadal then presented the Landscaping Report, a copy of which is included in the Directors' Packet. He noted that fire ants were active at this time of year, and he detailed TexasScapes fire ant treatment processes within the District.

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 a supplemental check to Gray Engineering as well as donations for the Nature Trail in the amount of \$120.

Director Jistel then reported the District's Parks and sports fields were in good shape. He added that two hikers had become dehydrated while hiking the Nature Trail and required assistance off the trail. He also noted that several dogs had died along the Nature Trail due to dehydration.

There being nothing further to come before the Board, the meeting was adjourned


Secretary, River Place Limited District
Board of Directors



River Place Limited District
Attachments
September 24, 2019

1. Directors' Packet;
2. Bid Tabulation for removal of tree at the Woodlands Park; and
3. Eagle Scout project proposal.