

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

**October 23, 2018**

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The Board of Directors (the "**Board**") of the River Place Limited District of Travis County (the "**District**"), T exas met in **regular** session, open to the public on October 23, 2018, 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, except Director Mushtaler, thus constituting a quorum.

Also present were Patricia Rybachek and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; Herb Edmonson of Gray Engineering, Inc., the District's Engineer ("**Gray**"); Scott Knussmann of Sunscape Landscape, the District's Landscaper ("**Sunscape**"); and Phil Haag and Morgan Johnson of McGinnis Lochridge ("**McGinnis**"), the District's Attorney.

Upon calling the meeting to order, Director Crosby noted no persons were present who wished to address the Board.

The first item of business before the Board was approval of the monthly consent agenda containing the minutes of the September 25, 2018, regular Board of Directors meeting, and payment of District 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 September 25, 2018, regular Board of Directors meeting, as written.

The Board next discussed the ownership of Lot 40, Block A, River Place Section 8 [4901 China Garden Drive] (the "**Property**"). Mr. Haag explained that a resident of the District who lives adjacent to the Property had contacted the District regarding the maintenance of the lot. He continued that a lift station and a detention pond were located on the Property. Mr. Haag stated that the portion of the Property that contained the lift station was conveyed via Special Warranty Deed to the City of Austin (the "**City**") along with all the District's water and wastewater facilities pursuant the Strategic Partnership Agreement between the District and the City (the "**SPA**"). Mr. Haag said that the remainder of the property should have transferred to the City by operation of law upon the final annexation of the District by the City in December 2017. He told the Board that he had contacted Anupa Gharurey with the City's Watershed Protection Department, who agreed that the City owned the property. Mr. Haag added

that Ms. Gharurey had stated that the City planned to maintain the Property every quarter. He continued that Ms. Gharurey had also stated that the City has arranged to mow the Property as soon as it dries out from all the recent rains. Director Crosby stated he would contact the resident regarding the status of the Property.

The Board next considered an addendum to future contracts and/or proposals. Mr. Haag explained that, in order to standardize some basic contract terms, the addendum would be attached to proposals from vendors for which there was not a formal underlying contract (the "**Addendum**"). He added that this would make it easier for the District to use smaller vendors, such as a local painter or landscaper that may not work frequently with governmental entities. Director Mattox noted that some vendors may not agree to all of the terms included in the Addendum and suggested that the Board have the option to waive some of the requirements, and the Board concurred. After review and a brief discussion, upon a motion duly made by Director Crosby and seconded by Director Rachkind, the Board voted unanimously to: (1) approve the Addendum as presented; and (2) authorize the District's General Manager, after consultation with the District's Attorney, to strike certain provisions of the Addendum, if necessary. A copy of the Addendum as presented is included in the Board Packet, a copy of which is attached hereto.

The Board then discussed the maintenance of the District's sports fields by Sunscape. Director Crosby recalled that Sunscape had over seeded the District's sports fields with a seed that was supposed to be Bermuda grass, but that what actually grew in the sports fields was Goosegrass. He stated that Mr. Knussmann with Sunscape was present at the meeting to discuss the issue. Director Crosby then asked Mr. Knussmann to address several questions. Mr. Knussmann confirmed that Goosegrass is the grass that has currently grown in at the District's sports fields. He opined that Goosegrass was the grass present on the fields prior to the overseeding of the area with Bermuda seed, but that when the fields were tilled up and reseeded with the Bermuda seed, the Goosegrass choked out the Bermuda grass. He noted that Sunscape was having to mow the grass on the sports fields more often, which was not something that would be required if the grass was Bermuda grass. A lengthy discussion ensued. At this point Director Jistel entered the meeting. The Board questioned the possible reimbursement costs owed to the District, and Mr. Knussmann stated that the costs of the tilling, planting and packing of the new grass by Sunscape was approximately \$4,000. He pointed out that the seed company that had provided the Bermuda seed had confirmed that the seed provided was Bermuda seed and not Goosegrass seed. Director Jistel said that he had walked the sports fields and that although the fields were a little uneven, he had not received any complaints from residents regarding the grass at the fields. After a question from the Board, Mr. Knussmann confirmed that Sunscape would continue to mow the fields twice a week, as necessary, as it was not the intent to have Goosegrass on the sports fields. He suggested that a final determination on whether or not to remove the Goosegrass should be delayed until the spring, and the Board concurred.

The next item of business before the Board was the status of District's ad hoc committee on traffic issues at the District's trailheads (the "**Traffic Committee**"). Director Crosby stated that the Traffic Committee had met and had a good meeting and may be in a position to make a formal recommendation to the Board in December. He continued that the current plan was to first notify the public about the proposal to charge non-residents a predetermined fee to access the District's Nature Trail and then a month later to begin collection of the fee. Director Crosby said that the River Place County Club had stated that they could be willing to assist the Traffic Committee with employees to staff the Nature Trail entrances. No action was taken on this item

Ms. Rybachek next reviewed the General Manager's report in its entirety and as included in the Directors' packet, a copy of which is attached hereto. Ms. Rybachek reported that all the drinking fountains within the District were closed because of the "boil water" notice issued by the City as a result of the recent heavy rains and subsequent flooding.

Next, Mr. Edmonson reported on the plumbing issues at the District's restrooms. He stated that he had reviewed the plans for the grinder pump utilized by the District's restrooms and reviewed the pump run times, and he stated that the pump was not being overworked. He suggested that maintenance of the pump should be increased to once per month, and the Board agreed.

Mr. Edmonson then updated the Board on the status of irrigation pump repairs at the Woodlands Park. He stated that the pump for the irrigation system was installed in 2015 and that there had been issues with the intake pipe after the installation. Mr. Edmonson continued that the issue with the intake pipe is that the pump is located in a cove where there is not a constant flow of water to flush out the pipe and prevent trash and debris from entering the intake pipe. He explained that in 2016, the District had authorized installing a casing pipe and screen to reduce the amount of trash and debris entering the intake pipe as well as to flush out the intake pipe periodically. He continued that this solution seemed to have worked well until recently when the pump again became clogged with debris. Director Jistel stated that personnel from Inframark had cleaned the screen with a wire brush and that the pump had not had any issues since that time. After a brief discussion, Director Jistel suggested that the Board review the issue again in the spring to consider adding monthly cleanings of the pump screen, and the Board agreed.

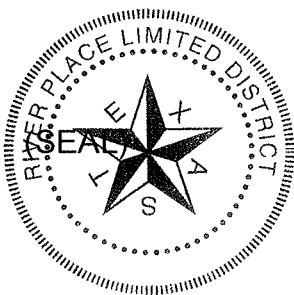
Mr. Haag next reported that the Texas Legislature would convene in January of 2019, and he discussed possible bills that may be filed that could affect municipal utility districts.


Mr. Luft next discussed the status of the District's accounts and investments with the Board. He reviewed the income for the District and summarized the activity in each of the District's accounts.

Director Jistel then presented the Parks Committee report. He stated that the gutters on the pavilion in the District's parks needed to be cleaned and/or replaced. He presented a proposal from Centraltexas Custom Gutter ("**Centraltexas**") in the amount of \$1,774.00 to remove and replace the entire gutter system at the pavilion, including a leaf screen to minimize debris entering the system from below. After a brief discussion, upon a motion duly made by Director Rachkind and seconded by Director Mattox, the Board voted unanimously to approve the proposal from Centraltexas as detailed above in the total amount of \$1,774.00. Mr. Haag noted that the Addendum, approved earlier in the meeting, would need to be attached to the proposal and signed by the vendor. A copy of the proposal from Centraltexas, as presented, is attached hereto as an exhibit to these minutes.

Next, Director Jistel presented for the Board's review a proposal from Capital Landcare & Utilities ("Capital") for five separate items. He explained that most of the items listed on the proposal were due to the large amount of rain in the area recently. Director Jistel reviewed each of the five items with the Board. Director Rachkind pointed out that the items were not budgeted for in the District current budget for the fiscal year ending September 30, 2019. Ms. Johnson reminded the Board that the Addendum also needed to be completed for any of the items included in the proposal that were approved by the Board, including a submission of the Texas Ethics Commission Form 1295. Mr. Edmonson stated that the City may require permits for Item 1, the concrete work in the park due, to impervious cover restrictions, and Mr. Haag stated he would research the issue. After discussion, upon a motion duly made by Director Crosby and seconded by Director Rachkind, the Board voted unanimously to approve Item Nos. 1 and 5 on the proposal from Capital at a total cost to the District of \$7,375.00. A copy of the proposals from Capital is attached hereto and shall be considered an exhibit to these minutes.

There being nothing further to come before the Board, the Board confirmed that the District's next regular meeting was scheduled for November 27, 2018, and the meeting was adjourned



  
Secretary, River Place Limited District  
Board of Directors

River Place Limited District  
Attachments  
October 23, 2018

1. Directors Packet;
2. Proposal from Central Texas; and
3. Proposals from Capital.