

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

November 27, 2018

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 November 27, 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 Rachkind, thus constituting a quorum.

Also present were Patricia Rybachek and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; Alan Kane, a resident of the District; and Morgan Johnson and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney.

Upon calling the meeting to order, Director Crosby noted that Mr. Kane wished to address the Board.

Mr. Kane stated he was present at the meeting to request that the District consider sharing in the drainage costs charged to him by the City of Austin (the "**City**") related to the joint easement across his property allowing access to Panther Hollow and a portion of the Woodlands Park (the "**Easement**"). Director Crosby explained that subsequent to the annexation of the District by the City on December 15, 2017, the City began charging all District residents a drainage fee on their utility bills. He continued that the Easement was located on Mr. Kane's property therefore Mr. Kane is charged the drainage fees for this lot. Ms. Johnson explained that maintenance for the Easement was governed by two documents: the Joint Use Access Agreement and the Easement and Maintenance Agreement (collectively the "**Agreement**"). She stated that the Agreement detailed the parties' use of the Easement but that there was no language in the documents that discussed drainage fees. Director Mushtaler questioned if there was any case law or precedent that would require the District to contribute to Mr. Kane's drainage fees. Ms. Johnson responded that she was unaware of anything specific, but that she planned to research the issue further and would report her findings, if any, to the Board. Mr. Kane then pointed out that the Panther Hollow Homeowner's Association had agreed to pay a percentage of the costs. After discussion, the Board requested that an item be included on the District's next agenda for consideration and additional discussion.

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the October 23, 2018, regular Board of Directors meeting, and payment of District bills and expenses. After review, upon a motion duly made by Director Jistel and seconded by Director Crosby, the Board voted unanimously to approve the Consent Agenda, including the minutes of the October 23, 2018, regular Board of Directors meeting, as written, and the payment of the District's bills and expenses as presented with the exception of Invoice No. 5462 from Capital Landcare & Utilities in the amount of \$925.00.

The Board then took up the issue of the District's ad hoc committee on traffic issues at the District's trailheads (the "**Traffic Committee**"). Director Mushtaler stated that the Traffic Committee had met and was proposing a March 1, 2019, start date to move forward with a trial period during which hired personnel would be stationed at each of the District's Nature Trail's three entrances to collect a predetermined fee. She emphasized that she would like to notify the public of the Traffic Committee's March 1, 2019 "go live" date well in advance and that a formal proposal, including costs, would be presented at the District's next Board of Directors meeting. A lengthy discussion then ensued regarding the costs to maintain the Nature Trail. Several points of view were discussed, with some Directors noting that the District's residents paid for the maintenance of the Nature Trail through tax dollars and other Directors explaining that a considerable amount of money had been collected in donations to the Nature Trail to offset the costs of maintenance by District residents. Director Mattox questioned if security personnel should be hired during the trial period to ensure compliance with the new rules, and the Board agreed. No additional 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.

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.

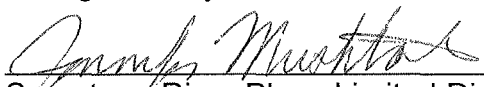
Next, Director Jistel reported that the repair of several items within the District's parks and Nature Trail were completed by volunteers during the past month. He then detailed the repairs with the Board.

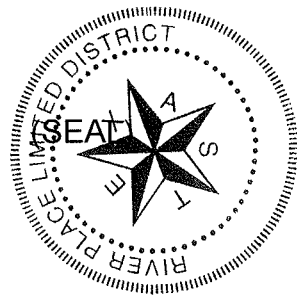
Director Jistel then stated that he had met with a Boy Scout who was requesting approval of his proposed Eagle Scout Service Project. Director Jistel told the Board that the District had budgeted \$1,500.00 for scout projects and that he anticipated this project to cost approximately \$167.00. After discussion, upon a motion duly made by Director Jistel and seconded by Director Crosby, the Board voted unanimously to approve the proposed Eagle Scout Service Project at a cost not to exceed \$200.00.

Director Crosby then questioned the repair of the gutters on the pavilion in the District's parks by Centraltexas Custom Gutter ("**Centraltexas**"), as approved at the District's October Board of Directors meeting. Ms. Rybachek explained that Centraltexas did not agree to execute the District's addendum required to be submitted with certain proposals. She added that she planned to obtain a new proposal for the repair of the gutters for review at the District's next Board of Directors meeting.

Director Jistel then reported that REI Co-op ("**REI**") had approached him about wanting to film a segment of two runners running along the District's Nature Trail. Director Jistel stated that he had conferred with Director Crosby on the issue, who approved the project with the stipulation that the District's name or location not be mentioned. Director Mushtaler questioned why this issue did not come before the full Board for approval. She stated that all matters of this type should come before the entire Board for approval, and she emphasized that she did not think that the publication and/or release of the film should go forward. Director Mushtaler then made a motion that anything to do with the District's parks or the Nature Trail be required to come before the full Board for approval. Director Mattox seconded the motion. After a lengthy discussion, Director Mattox withdrew his second. The motion died for lack of a second.

There being nothing further to come before the Board, the Board scheduled a special Board meeting to be held on January 8, 2019, to consider the Traffic Committee's proposal. The Board also confirmed the District's next regular meeting was scheduled for January 22, 2019, and the meeting was adjourned


Secretary, River Place Limited District
Board of Directors



River Place Limited District
Attachments
November 27, 2018

1. Directors Packet.