

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

July 26, 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 **July 26, 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
VACANT	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

and all Directors were present, thus constituting a quorum.

Also present were Makenzie Scales and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; and Zachariah T. Evans and Jeena Piriano of McGinnis Lochridge ("**McGinnis**"), the District's Attorney.

Next, the Board considered the consent agenda, including approval of the minutes of the June 28, 2022, regular Board of Directors meeting and payment of bills and expenses. After review, upon a motion duly made by Director Jistel seconded by Director Mattox, the Board voted to approve the consent agenda, with all directors voting in favor thereof, with the exception of Director Jamieson, who abstained due to his having not been in attendance at the June 28, 2022, Board meeting.

Director Jamieson then noted that no persons were present who wished to address the Board during the citizen communications portion of the meeting.

The Board then discussed the status of the District's Nature Trail (the "**Trail**") and an ongoing volunteer project being performed by a local group of Eagle Scouts. Director Jistel reported that the project was moving forward as previously discussed, with improvements to benched having been completed and improvements at Suntree park upcoming. He noted pictures of the volunteer work were included in the Board Packet, which is attached as an exhibit hereto and fully incorporated for all purposes, and that the total out-of-pocket expense to the District for the volunteer project would be approximately \$200.00.

Director Jistel next advised the Board that he had been in contact with a representative from the Texas Parks and Wildlife Department ("**TPWD**"), who indicated that she was approached by the District's ticket-takers when attempting to access the Trail and the ticket-takers informed her that she would have to pay the District's \$10.00 fee in order to hike the Trail. Director Jistel emphasized to the TPWD representative that

the fee was only for the Upper Trail, which is the portion that was not constructed with grant funds, and that the Lower Trail remains free of charge for all citizens to access. The Board discussed the fact that the charge was only for access to hike the Upper Trail and that they would ensure the ticket-takers are reminded as such.

Continuing his report, Director Jistel informed the Board that the local Pop Warner football league had indicated that they wish to utilize the District's park fields for the upcoming football season. Due to the lack of rain and poor conditions of the fields, Director Jistel indicated that only the Woodlands Park field would be a viable option for the Pop Warner league to utilize this season. The Board agreed.

Finally, Director Jistel said he had been in communication with Phillip Searle, who resides at 8816 Big View, within the District, who voiced his concern about children jumping from the bridge that is part of his property. Mr. Searle had inquired about signage prohibiting jumping from the bridge, as well as ownership matters associated with the bridge and park space on the other side of the bridge. The Board recalled previous discussions about this matter and the fact that the District only holds an access easement across the bridge and is not responsible for any signage thereupon. The Board took no action on this matter.

Next, the directors discussed the current vacancy on the Board. None of the directors had received any applications or indications of interest from District residents.

The Board then discussed proposals the District had received for auditing services for the fiscal year ending September 30, 2022. The Board briefly discussed the proposal submitted by Maxwell, Locke & Ritter ("**Maxwell**"), and, upon a motion duly made by Director Jistel and seconded by Director Jamieson, the Board voted unanimously to engage Maxwell.

Next, Director Rachkind and Mr. Luft provided the Board with a summary of the District's draft proposed budget for Fiscal Year 2022-2023. Director Rachkind said he anticipated having to lower the District's operations and maintenance tax rate, due to increased assessed property values. He stated he would likely present a final draft budget at the Board's August meeting.

The next item up for discussion was a request that McGinnis submitted to the Board for an increase in the District's base fixed rate for general counsel services. After discussion with Mr. Evans, all agreed to table this matter until a later date, given that McGinnis was not asking for the rate increase to go into effect until October 1, 2022.

Ms. Scales next reviewed the General Manager's Report, a copy of which is included in the Board Packet and attached hereto as an exhibit to these minutes. Ms. Scales summarized a list of repairs and maintenance performed within the District during the past month. She noted that the Woodland Park lift station ("**Lift Station**") was in need of routine maintenance and that Inframark had acquired a bid in the amount of \$2,475.00 to have the maintenance performed. Upon a motion duly made by Director Jistel and

seconded by Director Mattox, the Board voted unanimously to approve the proposal and have the maintenance performed.

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 approximately \$7,000.00 higher than initially budgeted, due to lower than anticipated park capital improvement and maintenance expenses. He reminded the Board that the review of the District's draft budget for the fiscal year ending September 30, 2023, would be an item on the District's next agenda.

The Board then confirmed the District's next Board meeting for August 23, 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.



Secretary, River Place Limited District  
Board of Directors



River Place Limited District  
Attachments  
July 26, 2022

1. Board Packet.