**MINUTES OF THE BOARD OF DIRECTORS OF**

**RIVER PLACE LIMITED DISTRICT**

**STATE OF TEXAS §**

**COUNTY OF TRAVIS §**

**August 23, 2023**

The Board of Directors (“Board”) of River Place Limited District (“District”), of Travis County, Texas, met in regular session that was open to the public, on the above-referenced date, at River Place Country Club, located at 4207 River Place Boulevard, Austin, Texas 78730, at 5:30 p.m., pursuant to notice duly given in compliance with law.

Director Freeman called the meeting to order and called the roll of the Board, to wit: **Joe Freeman**, President; **Arthur Jistel**, Vice President; **Ivar Rachkind**, Treasurer; **Tim Mattox**, Secretary; and **Vince DiLoreto,** Assistant Secretary-Treasurer. With all Directors present except Director Freeman, a quorum was established.

Also present were Makenzi Scales of Inframark (“Inframark”), the District’s General Manager; Herb Edmonson, of Gray Engineering (“Gray”), the District’s Engineer; and Zachariah T. Evans of the Law Office of Zachariah T. Evans (“Evans Law”), the District’s Attorney.

Upon calling the meeting to order, Director Jistel noted that one citizen, Daniel Dow, was present to observe the Board’s deliberations and share some ideas regarding the preservation and maintenance of the District’s park spaces. Mr. Dow addressed the Board as such.

Mr. Edmonson then reviewed with the Board the status of the pickleball court installation within the District’s park facilities and Gray’s work on the project, as wells as the District’s engineering expenses to date. Mr. Edmonson indicated Gray has submitted the project plans to the City of Austin (“City”) and the City’s deadline to review the plans would expire the following Friday, August 25, 2023. Director Mattox requested that Gray provide an “all in” anticipated price for the project, including construction. Mr. Edmonson stated he would provide that information to the Board as soon as possible. Ms. Scales described the process the District will have to follow in order to pay the City for plan review and other fees associated with the project. At Director Jistel’s request, Mr. Edmonson went on to speculate that the City’s final approval for the project should be in November 2023, in which case construction could be complete as soon as January 2024.

Next, the Board considered the consent agenda, including approval of the minutes of the Board’s previous meeting; and payment of the District’s bills and expenses. Director Mattox made a motion to approve the consent agenda; Director DiLoreto seconded; and the Board voted unanimously to approve the motion.

The Board then reviewed and discussed the District’s monthly financial report, as provided by Inframark. A copy of the financial report is included in the Board’s meeting packet, which is attached hereto and fully incorporated for all purposes.

Ms. Scales went on to brief the Board on the status of the District’s application to FEMA for disaster relief funds relating to the winter storms earlier in 2023.

Director Jistel provided a summary of maintenance and other operations relating to the trails and other park space within the District, including work that TexaScapes, the District’s landscaping contractor, performed since the Board’s last meeting.

Ms. Scales 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. She summarized a list of repairs. maintenance and other operations performed within the District during the previous month. Ms. Scales also advised that, effective upon the Board’s September meeting, River Place Country Club (“RPCC”) will begin charging $125.00 for conference room space, plus a minimum food and beverage charge of $125.00. Thomas Westfall, RPCC’s general manager, was present to discuss the new fee arrangement with the Board. Mr. Westfall indicated that he would discuss this matter with his staff and follow up with Ms. Scales with additional information.

The Board discussed the District’s ongoing search for new bookkeeping service providers. The Board took no action on this item.

The Board next considered the District’s draft budget for the fiscal year ending September 30, 2024. Director Rachkind reviewed the proposed budget with the Board and explained that the final budget would not need to be approved until the September Board of Directors meeting. No action was taken on this item.

The next item of business before the Board was consideration of the proposed 2023 tax rate. Director Rachkind stated that the proposed 2023 maintenance and operations tax rate is $0.0670, compared to the approved 2022 tax rate of $0.0716. After further discussion, upon a motion made by Director Rachkind and seconded by Director Mattox, the Board voted unanimously, by roll call vote, to propose a 2023 maintenance and operations tax rate of $0.0670 per $100 of assessed valuation.

Director Jistel then motioned to: (1) call a public hearing on the proposed tax rate for September 27, 2023, at 5:30 p.m., and (2) authorize publication of the notice of the District's public hearing on the tax rate in the Four Points News; Director DiLoreto seconded; and the Board approved the motion unanimously.

Finally, the Board scheduled their next regular meeting for Wednesday, September 23, 2023, at 5:30 p.m.

There being no further business, the Board adjourned.

[*Execution page follows*.]



Tim Mattox, Secretary

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Attachments

1. Board Packet