**MINUTES OF THE BOARD OF DIRECTORS OF**

**RIVER PLACE LIMITED DISTRICT**

**April 25, 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, onthe above-referenced date, at River Place Country Club, located at 4207 River Place Boulevard, Austin, Texas 78730, at 7:30 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, a quorum was established.

Also present were Makenzi Scales and Andre McAden (via teleconference) of Inframark (“**Inframark**”), the District’s General Manager; Jimmy Rommel of Maxwell, Locke & Ritter (“**Maxwell**”) the District’s auditor; 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 Freeman noted that no citizens were present to address the Board.

Next, the Board considered the consent agenda, including approval of the minutes of the March 28, 2023, regular meeting, and payment of the District’s bills and expenses. Director Rachkind made a motion to approve the consent agenda; Director Jistel seconded; and the Board voted unanimously to approve the motion.

Next, Mr. McAden reviewed the District’s monthly financial report, a copy of which is included in the Board Packet. He reviewed the status of the District’s financials from the prior month, indicating that a full financial report from March would be ready by May 15, 2023, and the financials for April would be ready by May 18, 2023. Mr. McAden stated that May’s financials will be complete in June for the Board’s June meeting, on schedule. The Board went on to discuss with Ms. Scales new bookkeeping service providers and implementation of a switchover between the new provider and Inframark. The Board determined to issue a request for qualifications for such purpose, with Inframark and Evans Law working to identify candidates. Director Rachkind stated a realistic goal would be to switch over services by September 30, 2023. ADD TO RFQ A DESCRIPOTION: PROVIDE A TRANSITION PLAN; DESCRIBE HOW THEY WILL ENSURE A SEEMLESS TRANSITION!

Next, Mr. Rommel presented the draft audit report (“**Audit**”) for the fiscal year ended September 30, 2022. He provided a thorough review of the Audit and concluded by reporting that Maxwell is issuing an unmodified opinion, which is the highest level of opinion that can be issued for the District. A copy of the Audit is included in the Board Packet. The Board Packet is attached here to and fully incorporated for all purposes. Director Jistel moved to approve the Audit; Director Rachkind seconded; and the Board voted unanimously to approve the motion.

Director Jistel then updated the Board on the status of the District’s Nature Trail (“**Trail**”) and parks facilities operations, including general operations, events, and donations received over the past month. Director Jistel further indicated he plans to address some Trail maintenance items over the next month.

Director Freeman and Ms. Scales then updated the Board on the status of the District’s efforts to install pickleball facilities within the District. Director Freeman discussed the content of a survey the Board plans to have Inframark distribute to the District’s residents within the next week.

The Board also discussed submitting an Individual State of Texas Assessment Tool (“**iSTAT**”) Damage Survey for the District’s expenses associated with the winter storm that occurred earlier in the year. Ms. Scales indicated Inframark will apply to iSTAT on the District’s behalf for an expense reimbursement.

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. She summarized a list of repairs and maintenance performed within the District, as well as the status of overall District operations during the past month. Director Jistel inquired about a notice from Waste Connections regarding the pending Community Bulky Event solid waste collection event on May 6, 2023.

STRIKE DISTRICT”S AUTHORIZED BANKING SIGNATORIES ITEM!!!!

Finally, the Board scheduled their next regular meeting for May 23, 2023.

There being no further business, the Board adjourned.

[*Execution page follows*.]



Tim Mattox, Secretary

River Place Limited District

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Attachments

April 25, 2023

1. Board Packet