

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE RIVER PLACE MUNICIPAL UTILITY DISTRICT**

**March 22, 2016**

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The Board of Directors of the River Place Municipal Utility District of Travis County, Texas met in regular session, open to the public on March 22, 2016 at the River Place Country Club, 4207 River Place Boulevard, Austin, Texas beginning at 2:00 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:

Patrick Reilly	President
Kenneth Bartlett	Vice President
Arthur Jistel	Secretary
Lee Wretlind	Treasurer
Claudia Tobias	Assistant Secretary/Treasurer

and all Directors were present, except Director Bartlett, thus constituting a quorum.

Also present were Patricia Rybachek and Lisa Adkins of Severn Trent Environmental Services ("Severn Trent"), the District's General Manager; Herb Edmonson of Gray Engineering, Inc. ("Gray"), the District's Engineer; Alan Kane, Wesley Busch, Stephanie and Kimberly Stevert, residents of the District; Wick Tobias, Vice-President of the River Place Homeowners' Association (the "HOA"); and Morgan Johnson and Suzanne McCalla of McGinnis Lochridge, the District's Attorney.

Upon calling the meeting to order, Director Reilly stated that Mr. Kane was present at the meeting discuss proposed improvements to the bridge in Panther Hollow to address ongoing issues at the park.

Mr. Kane addressed the Board and stated that he lived at 8816 Big View Drive in the District. He explained that his house was adjacent to the bridge at Panther Hollow and that there continued to be problems with persons at the park late at night. He asked that the Board consider installing a gate limiting access to the park during the evening hours. After a lengthy discussion regarding the logistics of how a gate or gates could be installed across the bridge, the Board agreed to add an item to the agenda for additional discussion and consideration at a future meeting. Mr. Kane thanked the Board for their time.

Next, Director Reilly introduced Mr. Busch. He explained that Mr. Busch had completed several outdoor projects, including work along the nature trails, for the District, earning points toward his Boy Scouts Eagle Scout Award. Director Jistel stated that Mr. Busch's work was visible all along the nature trails in the District. He continued that Mr. Busch was responsible for designing and installing the information trail markers, as well as leading scout troops in the refinishing of over ten benches along the nature trail. The Board then presented Mr. Busch with a Certificate of Appreciation on behalf of

the District and thanked Mr. Busch for all his hard work throughout the District. Mr. Busch thanked the Board for supporting him throughout his work in the District.

The Board next recognized Ms. Stevert. Ms. Stevert explained that she recently had been unable to use a basketball court in the District due to other persons using the court for an extended period of time. She questioned if the Board could implement a plan for use for the basketball courts to allow for fair access to the courts. The Board discussed the issue at length, including discussion about the construction of additional courts in the District. After further discussion, the Board directed Ms. Rybachek to research possible ways to address the scheduling of the basketball courts in the District.

The next item of business was approval of the monthly consent agenda containing the minutes of the February 23, 2016, regular meeting and payment of bills and expenses. After review and upon a motion duly made by Director Tobias and seconded by Director Wretlind, the Board voted unanimously to approve the Consent Agenda as presented.

The Board then discussed the distribution of settlement funds received by the HOA from the City of Austin (the "City") as a result of the water and wastewater rates charged to District residents as of October 2014 when the City took over the District's water and wastewater system. Director Wretlind stated that he had attended the recent HOA meeting during which the HOA discussed how best to utilize the settlement funds. He continued that the HOA approved dispersing the funds to the homeowners of record in the District as of December 31, 2015. He continued that the funds would be distributed to the homeowners on a pro rata basis based on each homeowner's property taxes. After a question from the Board, Mr. Tobias confirmed that the net amount of the settlement to be distributed was \$740,000.

Next, the Board discussed the provisions in the Strategic Partnership Agreement ("SPA") between the City and the District regarding the District's 323 acres of park land (the "Preserve Land"). Ms. Johnson reminded the Board that the SPA currently reflects that upon annexation of the District by the City, the City will assume ownership of the Preserve Land, including the District's nature trail system (the "Nature Trail"). Director Wretlind stated that he, Director Reilly, and Phil Haag planned to meet to discuss the "pros and cons" of owning the Nature Trail versus not owning the Nature Trail.

The Board then discussed the District's 2016 Directors Election (the "Election") Ms. McCalla reminded the Board that Travis County (the "County") would be conducting the Election for the District. She told the Board that the County was requiring a 75% deposit to be submitted to the County prior to the Board's next regularly scheduled meeting. Ms. McCalla continued that the invoice from the District would be sent out by the County within the next few days. After discussion, upon a motion duly made by Director Wretlind and seconded by Director Tobias, the Board voted unanimously to

authorize the District's General Manager to pay the invoice from the County when received.

Next, Ms. Johnson reviewed with the Board a proposed resolution delegating authority to the District's General Manager to approve certain expenditures (the "Resolution"). Ms. Johnson informed the Board that the Resolution had been drafted to address the issue of obtaining Form 1295s from vendors doing minor projects for the District. Director Wretlind pointed out that the District already had several documents in place that addressed the General Manager's duties and limitations. He also noted that several of the Committees of the District had been formed specifically to oversee the management of the District. After further discussion, the Board concluded that reasonable oversight of the District was already in place and they declined to take action on the Resolution.

Next, the Board received reports from District consultants.

General Manager – Ms. Rybachek presented the General Manager's report in its entirety. She stated that a meeting with the Parks Committee had been scheduled to meet with the painter to discuss the sanding and painting of five grills and the painting of bathroom interiors in the District's parks. She reported that engineered wood fiber had been installed in the play areas at the Woodlands Park and that mulch was placed around the trees and beds in both District parks. She then reviewed various maintenance and operations performed throughout the District during the month of March.

Continuing her report, Ms. Rybachek presented the results of the District's survey for review and discussion. The Board reviewed and discussed the results of the survey in detail. Director Reilly told the Board that District had received approximately 305 responses to date. It was noted by the Board that the areas of highest concern for those residents who responded to the survey seemed to be parking, maintenance of and access to the Nature Trail, and issues related to the services provided by the City. The Board exchanged views on how best to address the issues disclosed by the survey.

Ms. Rybachek next reported that a water fountain would be installed at a District park at a cost to the District of \$6,500, and she suggested, for budgeting purposes, that the Board consider how much maintenance will need to be done at the parks in the future. Ms. Adkins recommended that the Board prepare a ten-year plan for maintenance of park equipment. The Board agreed that the Parks Committee would meet to discuss the issue, and Ms. Rybachek stated that she would have a play equipment representative present at the meeting to answer questions.

Engineer – Mr. Edmonson reported that Severn Trent had completed an evaluation of all the detention ponds in the District. He continued that the two major ponds along Big View Boulevard and Skull Creek would require the most maintenance at this time. Mr. Edmonson stated that he did not plan on addressing vegetation issues at this time,

but would concentrate on removal of debris from the ponds. He estimated that the costs to clean out all seven of the District's ponds would be \$30,000, which estimate was based on past costs to clean out the ponds. He stated that he would prepare estimates for the Board's review and a future Board meeting. Director Reilly requested that the cost estimates be listed "per pond" and prioritized according to the urgency of the maintenance required at the pond.

Lastly, Director Wretling reviewed with the Board the status of the District's profit and loss budget performance for the fiscal year to date. He noted that the District had collected 97.79% of its 2015 tax levy.

There being nothing further to come before the Board, the Board scheduled its next meeting for April 26, 2016, and the meeting was adjourned.



*Claudia Tobias*

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Secretary, River Place MUD  
Board of Directors