

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

**September 28, 2021**

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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 **September 28, 2021**, 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
David Vogdes	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

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

Also present were Makenzie Scales and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; and Zachariah T. Evans, Suzanne McCalla, and Elia Braham of McGinnis Lochridge ("**McGinnis**"), the District's Attorney. Several members of the public were also in attendance.

Upon calling the meeting to order, Director Jamieson noted that there were persons present who wished to address the Board during the citizen communications portion of the meeting.

Next, the Board considered approval of the minutes of the August 16, 2021, regular Board of Directors meeting and payment of bills and expenses. After review, upon a motion duly made by Director Rachkind and seconded by Director Vogdes, the Board voted unanimously to approve the consent agenda, including the minutes of the August 16, 2021, regular Board of Directors meeting, as written.

Citizens Kyle Asher and Greg Mooty then addressed the Board and stated that they were present to discuss the installation of two pickleball courts within the District, and proposed the modification of one of the two tennis courts at the Woodlands Park to allow for two pickleball courts. Mr. Asher and Mr. Mooty next provided written information regarding the popularity of pickleball to the Board. Mr. Asher stated his belief that a lot of people are interested in playing pickleball and that the pickleball courts would be an overall value for the community. Mr. Asher continued that an option for a pickleball court would be to install a roll-off net, which can be stored onsite in a locker. The Board then discussed various options such as an online reservation system allowing interested persons to reserve specific times for tennis usage and pickleball usage, the Board agreed that 4:00 p.m. to 10:00 p.m. would likely be optimal times. Ms. Scales noted that Inframark could paint pickleball lines onto the existing tennis courts at the Woodlands Park. The Board requested quotes for painting one pickleball

court and the cost difference between painting one versus painting two pickleball courts for review by the Board at the next Board Meeting.

The Board then addressed the status of the District's Nature Trail. Mr. Luft noted that the numbers of hikers on the trail had increased during the past month, likely as a result of the nicer weather. No action was taken on this item.

Next, Mr. Evans reported that two separate property owners were requesting that the Joint Use Access Easement for the bridge to Panther Hollow (the "**Easement**") be amended. He stated that he had detailed with the property owners the basic requirements to amend the Easement but that he had heard nothing back from either of the property owners, to date.

The next item of business before the Board was to review the budget for the fiscal year ending September 30, 2022, including A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RIVER PLACE LIMITED DISTRICT, ADOPTING DISTRICT BUDGET FOR FISCAL YEAR ENDING SEPTEMBER 30, 2022; PROVIDING FINDINGS OF FACT; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR OPEN MEETING (the "**Budget Resolution**"). A copy of the Budget Resolution is included in the Board Packet; which Board Packet is attached hereto as an exhibit these minutes. After discussion, upon a motion duly made by Director Mattox and seconded by Director Rachkind, the Board voted unanimously to: (1) approve the proposed budget for the fiscal year ending September 30, 2022; and (2) approve the Budget Resolution, as presented. Copies of the budget and Budget Resolution, thus approved, are maintained with the records of the District.

Director Jamieson then convened the public hearing for consideration of the 2021 tax rate for the District. Ms. McCalla confirmed that the Notice of Public Hearing on Tax Rate was published in the Four Points News, as required, and she informed the Board that a copy of the Affidavit of Publication is included in the records of the District. Director Jamieson observed that there were no persons present who wished to address the Board concerning the tax rate, and he closed the public hearing. After consideration, upon a motion duly made by Director Rachkind and seconded by Director Mattox, the Board voted unanimously to: (1) set the tax rate for maintenance and operations at \$0.0786 per \$100 of assessed valuation; and (2) adopt the AN ORDER OF THE BOARD OF DIRECTORS OF RIVER PLACE LIMITED DISTRICT: LEVYING TAXES, PROVIDING FINDINGS OF FACT, PROVIDING FOR OPEN MEETING (the "**Order Levying Taxes**"). A copy of the Order Levying Taxes is included in the Board Packet.

Ms. McCalla then stated that the Board needed to adopt an amendment to the District's Information Form whenever any information in the Information Form was changed, including the annual setting of the District's tax rate. She explained that the amendment would be filed with the Texas Commission on Environmental Quality, in the offices of McGinnis Lochridge, and recorded in the official public records of Travis County. After review, upon a motion duly made by Director Rachkind and seconded by

Director Mattox, the Board voted unanimously to approve Amendment No. 39 to the District's Information Form and to authorize both the filing and recording of same as outlined. A copy of Amendment No. 39, thus approved, is included in in the Board Packet.

The Board then considered the authorization of financial and property tax updates to the website, and reviewed a memorandum regarding same. After consideration, the Board directed the District's General Manager to work with the District's Attorney on updating the District's website.

Next, the Board discussed the removal of a vehicle parked overnight at Suntree Park. Ms. Scales informed the Board that after Inframark contacted the owner of the vehicle, the vehicle was removed.

Ms. Scales next reviewed the General Manager's Report. Ms. Scales noted that repairs to the tennis gate, estimated at a cost of \$1,200.00, are needed. The Board discussed repair costs to the gate, and upon motion by Director Rachkind and seconded by Director Mattox, the Board voted unanimously to authorize Inframark to repair the gate at a cost not to exceed \$500.00. The Board also discussed fixing miscellaneous tennis items. Upon a motion by Director Mattox and seconded by Director Jamieson, miscellaneous tennis repairs with a cost not to exceed \$600.00 was unanimously approved.

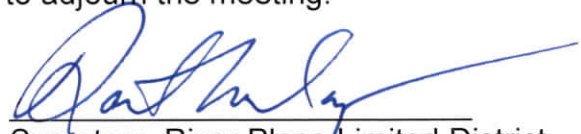
Ms. Scales next noted that the District's solid waste collection contract with Waste Connections is ending at the end of April 2022 (the "**Contract**"), and she suggested that the Board begin negotiating with Waste Connections on the terms of the Contract prior to the renewal date. She questioned what changes the Board would like to see in the new contract. Mr. Evans informed the Board that the Contract requires a 180-day termination notice, and he noted that there were several provisions within the existing Contract that should be removed. Ms. Scales suggested soliciting proposals from other companies, and a lengthy discussion ensued. Ms. Scales recommended that a termination notice to Waste Connections be prepared for consideration by the Board at its October meeting, and the Board agreed. Upon a motion by Director Jamieson and seconded by Director Mattox, the Board voted unanimously to: (1) authorize the District's Attorney to prepare a draft termination notice to Waste Collections; and (2) authorize the District's General Manager to begin negotiations with Waste Collections on the terms of a renewal contract.

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. Mr. Luft informed the Board that a significant amount of tax funds was received from past tax year levies, increasing the District's overall fund balance.

The Board then confirmed the District's next Board meeting for October 26, 2021 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