

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

October 25, 2016

The Board of Directors of the River Place Municipal Utility District of Travis County, Texas met in **regular** session, open to the public on October 25, 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
Arthur Jistel	Vice-President
Scott Crosby	Secretary
Lee Wretlind	Treasurer
Claudia Tobias	Assistant Secretary/Treasurer

and all Directors were present, thus constituting a quorum.

Also present were Patricia Rybachek and Michael Luft of Severn Trent Environmental Services ("ST"), the District's General Manager; Herb Edmonson of Gray Engineering, Inc. ("Gray"), the District's Engineer; Ken Bartlett, former Board member; Roger Borgelt of Borgelt Law, attorney for the River Place Residential Community Association (the "HOA"); and Phil Haag and Suzanne McCalla of McGinnis Lochridge ("McGinnis"), the District's Attorney.

Upon calling the meeting to order, Director Reilly noted that there were no residents present who wished to address the Board.

The next item of business was approval of the monthly consent agenda containing the minutes of the October 25, 2016, regular meeting and payment of bills and expenses. After review and upon a motion duly made by Director Jistel and seconded by Director Wretlind, the Board voted unanimously to approve the Consent Agenda as presented.

The next item of business before the Board was the presentation of a certificate of appreciation to former director Ken Bartlett. Director Reilly detailed for those present Mr. Bartlett's accomplishments during his tenure as a board member of the District. The Board then presented a Certificate of Appreciation to Mr. Bartlett and expressed their gratitude for his many years of service to the District.

Next, Mr. Borgelt addressed the Board on behalf of the HOA and discussed the District's possible options regarding disannexation from the City of Austin (the "City"). Mr. Borgelt spoke at length with the Board regarding his views on how the District could oppose annexation by the City. A lengthy discussion ensued regarding the various

strategies presented by Mr. Borgelt. Directors Reilly and Wretlind stated their belief that the Strategic Partnership Agreement between the District and the City approved in September 2009 stipulates that the Board would not oppose annexation or support any action contradicting the City's ability to complete annexation of the District by the City. No action was taken on this item.

The Board then considered the First Amendment to the Joint Use Agreement (the "Agreement"). Director Reilly explained that the Agreement addressed Alan Kane's, a homeowner in the District residing at 8816 Big View Drive, desire to install a gate limiting access to the section of Woodlands Park located over the bridge in Panther Hollow during the evening hours. Director Reilly continued that the Agreement confirms that Mr. Kane would pay all costs associated with the installation and maintenance of the gate and that this responsibility would run with the land. He added that the District's Engineer would also be required to review and approve the design and construction of the gate and that the gate would need to remain open seven days a week from sunrise to sunset to coincide with the District's park hours. Director Reilly told the Board that, as of the date of the meeting, the Panther Hollow Homeowners Association (the "Panther Hollow HOA") had not given its approval for the installation of the gate. The Board discussed the issue at length. Mr. Haag pointed out that any changes to the Joint Use Access Easement, including the Agreement, would also need to be approved by the City. Director Wretlind expressed his desire that language be included in the Agreement regarding emergency situations. After further review and discussion, the Board tabled the issue until the Agreement was approved Panther Hollow HOA.

Director Crosby then discussed with the Board the installation of "No Parking" signs along Big View Drive at the Woodlands Park. He explained that cars parking along the area continued to pose a traffic hazard. Director Jistel suggested that lowering the speed limit and installing a radar speed sign in the area could reduce traffic issues, and the Board concurred. After discussion, the Board authorized Director Crosby to discuss lowering the speed limit and installing a radar speed sign in the area with the HOA.

Next, Director Crosby requested that the Board consider contributing financially to the Firewise project located behind Enclave Vista outside of the District. After discussion, the Board declined to take any action on this item at this time.

Next, Ms. Rybachek presented the General Manager's report in its entirety and as contained in the Directors' packets and attached hereto as an exhibit to these minutes. Ms. Rybachek told the Board that the Parks Committee in conjunction with the ad hoc committee had selected the types of park equipment for installation in Sun Tree Park in the District (the "Park Project"). She continued that the Park Project contract documents would be prepared and the Park Project publically advertised for bidding at the end of November. Mr. Edmonson confirmed that award of the contract should take place at the December Board of Directors meeting.

Ms. Rybachek next reviewed with the Board the District's October 2016 newsletter to be distributed to residents of the District. She noted that the newsletter included an article about a woman killed by lightning in the Travis County greenbelt and listed tips on how to remain safe during a thunderstorm.

Mr. Edmonson then presented the Engineer's Report. He recalled that Lockhart Excavation submitted a proposal to install an 8-inch casing pipe and to re-pipe the irrigation suction line at the irrigation pump at the Woodlands Park (the "Pump Project"). He continued that Lockhart was proving difficult to work with and that he would solicit a new proposal for the Pump Project for presentation to the Board. He added that the construction on the Pump Project would begin when the lake levels were scheduled to be down at the beginning of January.

Next, Mr. Edmonson stated that Kuts & Kleans, Inc. planned to clean out the pond along Big View Drive in the District beginning the first week of November.

Continuing his report, Mr. Edmonson recalled that the Board had authorized Westar Construction, Inc. ("Westar") to replace a portion of the existing asphalt parking lot and concrete sidewalks and to address the items noted by Altura Solutions, L.P. as non-compliant with Texas Accessibility Standards (TAS) at Sun Tree Park (the "Parking Lot Project"). He stated that he had also solicited a proposal from Westar to seal the entire parking lot and to regrade the drainage channel of the parking lot with new gravel in conjunction with the Parking Lot Project. He then presented for the Board's review a proposal for \$7,500 from Westar to seal and regrade the parking lot in conjunction with the Parking Lot Project. After discussion, upon a motion duly made by Director Jistel and seconded by Director Wretlind, the Board voted unanimously to approve the proposal from Westar of \$7,500 to seal and regrade the parking lot at Sun Tree Park. A copy of the proposal, thus approved, is attached hereto as an exhibit to these minutes.

Mr. Edmonson next explained that construction of the Park Project would likely begin in January 2017 and continue through March 2017. He added that the park would be closed until construction was complete.

Mr. Edmonson then updated the Board on the status the Woodlands Park slope stabilization project. He stated that Gray continues to work with the City regarding the development and design of a plan to stabilize the existing bank and possibly reclaim area lost to erosion. He noted that the site plan application will require the services of an environmental hydrologist as well as a land surveyor to provide additional information required by the City.

Next, Director Wretlind detailed with the Board the status of the District's investments. He reviewed the income to the District and summarized the activity in the District's accounts. He added that he had asked the District's Bookkeeper to review different options to try and optimize yield for the District's investments.

Director Jistel then reported that the recent HOA "hoedown" event held in the District had been successful. He continued that TexaScapes, Inc., had treated nut grass in the District's playing fields at no cost to the District as part of an experiment to determine the best method to treat nut grass. He reported that, overall, the District's parks were in good shape.

There being nothing further to come before the Board, the Board scheduled its next meeting for November 22, 2016, and the meeting was adjourned




Secretary, River Place MUD
Board of Directors

River Place Municipal Utility District
Attachments
October 25, 2016

1. Board packet; and
2. Proposal of \$7,500 from Westar for resurfacing the parking lots at Sun Tree Park.