

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

July 23, 2019

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 **July 23, 2019**, at the River Place Country Club, 4207 River Place Boulevard, Austin, Texas beginning at 7:00 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:

Scott Crosby	President
Arthur Jistel	Vice-President
Jennifer Mushtaler	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

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

Also present were Jesse Kennis, Tobin Hurley, and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; Richard Fadal of TexaScapes, Inc., ("**Texascapes**"); and Zac Evans and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney. Several members of the public were also in attendance. A sign-in sheet is attached hereto as an exhibit to these minutes.

Upon calling the meeting to order, Director Crosby noted that several persons were present who wished to address the Board during the Citizen Communications portion of the meeting.

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the June 25, 2019, regular Board of Directors meeting, and payment of the District's bills and expenses. After review, upon a motion duly made by Director Rachkind and seconded by Director Jistel, the Board voted unanimously to approve the Consent Agenda, including the minutes of the June 25, 2019, regular Board of Directors meeting, as written.

David Brossette next addressed the Board. He expressed his appreciation for the work done by the Board for the past fifteen years. He stated that he played on the District's basketball courts and was thankful that the Board had implemented a signup system for reserving time on the courts. He thanked the Board for serving and for the overall general upkeep of the District's parks.

Next, the Board heard from Kate Holloway regarding the results of the Annexation Committee's survey of those persons residing within the boundaries of the River Place Homeowners Association (the "**HOA**") but not within the District's boundaries (the "**Additional Areas**"). She reviewed a power point presentation

detailing the results of the survey. Ms. Holloway explained that the survey was initiated on April 22, 2019 and closed on May 31, 2019, with the results compiled and presented on June 19, 2019, on the social networking service ©Nextdoor. She discussed the demographics of the Additional Areas versus the District and reviewed the average appraised values of the homes in both areas as reported on the Travis County Appraisal District's website. Ms. Holloway stated that the survey received 47 responses or approximately 40% of the homeowners in the Additional Areas. Of these 47 responses, only five homeowners expressed interest in being annexed into the District. She reviewed comments received by homeowners and opined that there was considerable frustration expressed by the homeowners in the Additional Areas with the Board of Directors of the District. She suggested that the Board survey the residents of the District regarding Nature Trail charges. A lengthy discussion ensued. Director Crosby pointed out that the District held monthly Board meetings in the evenings and that all members of the public were welcome to attend and express their views. He also noted that the Board had held several special meetings to address the issues surrounding the implementation of Nature Trail fees. Director Crosby acknowledged that there appeared to be little interest by those persons in the Additional Areas to be annexed into the District at this time. He thanked those persons who conducted the survey and noted that the Board would be willing to readdress the issue at a later date if more homeowners expressed interest. A copy of the survey results are attached hereto and shall be considered an attachment to these minutes.

Next, Mr. Kennis reviewed recent updates to the District's website with the Board. Director Crosby noted that the District's rules should be viewable from all pages of the website referring to the rules.

The Board then discussed the District's Nature Trail Policy, including trail hours. Director Crosby suggested that the Board reconsider the need to have deputies from the Travis County Constable Office (the "**Constable's Office**") present to monitor the Nature Trail. He stated his belief that the original reason for hiring deputies to patrol the Nature Trail was to provide for the security of the "ticket-takers" during the hours that the Nature Trail was staffed. He continued that because there appeared to be no safety issues at this time, the Constable's Office deputies were no longer necessary. A discussion ensued. Director Mushtaler requested that no decision be made on the issue until the full Board was present to vote. She stated her view that an additional reason for hiring of the Constable's Office deputies was to increase security throughout the entire District. She added that the deputies' presence likely helped deter criminal activity. After continued discussion, Director Crosby formally withdrew his suggestion. No action was taken at this time.

The Board next discussed a policy for the use of the District's Nature Trail by for-profit groups. Mr. Evans detailed with the Board the District's current rules with regard to use of the District's Parks by large groups. Director Mushtaler explained that she had spoken to persons with the Miraval Austin Resort and Spa ("**Miraval**") regarding their use of the Nature Trail as a paid amenity for Miraval's guests. She stated that six

persons from Miraval utilized the Nature Trail during the previous week. Director Crosby suggested that the District continue to discuss the issue with Miraval to determine if a formal policy and/or contract would be prudent. After discussion, the Board authorized the District's Attorney to contact Miraval to determine their future plans with regard to the Nature Trail.

The next item of business before the Board was the Landscape Maintenance Agreement between River Place Limited District and TexaScapes, Inc., (the "**Contract**"). Mr. Fadal detailed the provisions of the Contract with the Board. After discussion, upon a motion duly made by Director Jistel and seconded by Director Mushtaler, the Board voted unanimously to approve the Contract, as presented. A copy of the Contract is maintained with the records of the District.

Next, the Board reviewed a proposal from Maxwell, Locke & Ritter, LLP ("**Maxwell**"), for audit services for the fiscal year ending September 30, 2019, a copy of which is included in the Directors' Packet attached hereto. Mr. Luft stated that Maxwell's proposed costs to prepare the audit had increased \$500 over the previous year's costs. After discussion, upon a motion by Director Crosby and seconded by Director Jistel, the Board voted unanimously to authorize Maxwell to complete the District's audit for the fiscal year ending September 30, 2019, at a total cost to the District of \$10,500.

The next item of business before the Board was the request by Four Points Pop Warner Football and Cheer Association ("**Pop Warner**") to hold a cheer camp at Sun Tree Park. Mr. Evans recalled that the Board had delegated to the District's Parks Committee the authority to approve sports camp reservations contingent upon the receipt of an agreement, waivers of liability, and proof of insurance. No action was taken on this issue.

Director Jistel then reported to the Board that a hiker was seen on the District's Nature Trail carrying a bow and arrow. The Board pointed out the District's rule against weapons of any kind within the District's Parks. No action was taken.

Mr. Kennis next reviewed the General Manager's report in its entirety and as included in the Directors' Packet, a copy of which is attached hereto.

Mr. Fadal then presented for the Board's consideration four proposals for seasonal work on the District's sports fields. After a question from Director Crosby, Mr. Fadal confirmed that all of the District's sports fields would be maintained on a rotating schedule with one sports field "at rest" and not in use at all times. Director Rachkind emphasized that the sports fields would be maintained equally as usable fields, not premium fields. After review and discussion, upon a motion duly made by Director Jistel and seconded by Director Mushtaler, the Board voted unanimously to approve three proposals for the following fields: the large sports field at Sun Tree Park; the water tower sports field at Sun Tree Park; and the large sports field at the

Woodlands Park. The Board declined the proposal for the three small sports fields at the Woodlands Park at this time. Copies of the proposals from Texasapes are included in the Directors' Packet.

Next, Mr. Hurley presented proposals to install a new iron fence at Sun Tree Park. He noted that Barrier Fence Systems ("**Barrier**") had suggested that their proposed costs would be decreased by approximately half if the fence was not required to be green, but could remain black instead. After discussion, upon a motion duly made by Director Crosby and seconded by Director Rachkind, the Board voted unanimously to: (1) authorize Inframark to solicit an updated proposal from Barrier to install a black fence; and (2) upon receipt of the updated proposal, authorize the installation by Barrier of the fence at a cost not to exceed \$8,000.

Mr. Evans then reviewed with the Board a memorandum of bills that passed during the recent legislative session. A copy of the memorandum is included in the Directors' Packet.

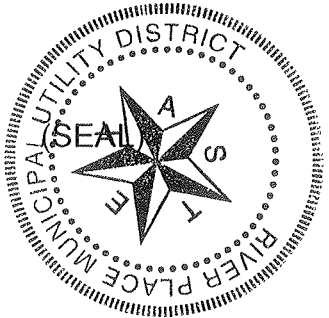
Mr. Luft next discussed the status of the District's accounts and investments with the Board. He reviewed the income for the District and summarized the activity in each of the District's accounts.

The Board next considered the District's draft budget for the fiscal year ending September 30, 2020. Mr. Luft 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. A lengthy discussion then ensued regarding the District's budgeted expenses and the tax rate needed to adequately cover those expenses. No action was taken on this item.

Director Jistel then reported that the basket rims on the basketball courts were cracked at both ends and needed replacement. After a brief discussion, upon a motion duly made by Director Jistel and seconded by Director Rachkind, the Board voted unanimously to authorize the District's General Manager to replace both rims at a cost not to exceed \$5,000 for both.

There being nothing further to come before the Board, the meeting was adjourned

Secretary, River Place Limited District
Board of Directors



River Place Limited District
Attachments
July 23, 2019

1. Survey Results of Additional Areas; and
2. Directors' Packet.