**MINUTES OF THE BOARD OF DIRECTORS OF**

**RIVER PLACE LIMITED DISTRICT**

**March 28, 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, on **March 28, 2023,** 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 Michelle LaCour (Ms. LaCour via teleconference) of Inframark (“**Inframark**”), the District’s General Manager; and Zachariah T. Evans of McGinnis Lochridge (“**McGinnis**”), 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 February 6, 2023, special Board meeting and the February 28, 2023, regular Board meeting, and payment of the District’s bills and expenses. Director Freeman made a motion to approve the consent agenda; Director Mattox seconded; and the Board voted unanimously to approve the motion.

Next, Ms. LaCour reviewed the District’s monthly financial report, a copy of which is included in the Board Packet. She reviewed the District’s overall revenues, income, and expenses from the prior month. A discussion ensued among the Board, Ms. LaCour, and Ms. Scales regarding the District’s budget in relation to tax collections; ticket takers at the entrance of the District’s Nature Trail (“**Trail**”); the status of the District's parks fund; and, finally, transfers among the District’s accounts. Director Freeman moved to approve the transfers; Director Mattox seconded; and the Board voted unanimously to approve the motion.

Ms. Scales then discussed with the Board Inframark’s decision to terminate bookkeeping services. A lengthy discussion ensued, with Ms. Scales and Mr. Evans committing to giving the Board recommendations on bookkeeping services provided by other entities.

The Board then discussed the status of the District’s audit report (“**Audit**”) for the fiscal year ended September 30, 2022. Given that Inframark was still providing information to the District’s auditor in order to complete the Audit, Director Freeman moved to delegate authority to Directors DiLoreto and Rachkind to approve Audit, if it is completed before the Board’s next meeting; Director Jistel seconded the motion; and the Board voted unanimously to approve the motion.

Next the Board discussed the District’s parks facilities, including the possible installation of pickleball courts. Director Freeman indicated he would like to survey the District’s residents on the topic to determine how much interest there is in installing pickleball courts. Ms. Scales indicated Inframark could send a survey to the residents for whom Inframark has email addresses. The Board discussed possibly making current basketball and tennis courts into multi-use courts by adding pickleball lines.

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 presented a proposal by TexaScapes, the District’s landscaper, in the amount of $2,871.10, to hydromulch the District’s sports fields. Director Freeman moved to approve the motion; Director Jistel seconded; and the Board voted unanimously to approve the motion.

The Board then discussed the status of the Trail, with Director Jistel providing an update on donations received at the Trail entrances.

Next, the Board discussed a proposal by Sentry Siren to install storm and emergency warning sirens within the District. The Board determined two sirens might be more effective to ensure they would be audible across the entire District. Director Jistel said he would look into adding a second siren to the proposal and report back to the Board.

Mr. Evans then reviewed with the Board a proposal by the Law Office of Zachariah T. Evans (“**Evans**”) to provide legal services for the District after McGinnis terminates their services on April 15, 2023. After discussion, Director Mattox moved to engage Evans; Director DiLoreto seconded; and the Board voted unanimously to approve the motion.

Finally, the Board scheduled their next regular meeting for April 25, 2023.

There being no further business, the Board adjourned.



Tim Mattox, Secretary

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Attachments

March 28, 2023

1. Board Packet