**MINUTES OF THE BOARD OF DIRECTORS OF**

**RIVER PLACE LIMITED DISTRICT**

**January 24, 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 **January 24, 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 Jistel called the meeting to order and called the roll of the Board, to wit: Arthur Jistel, Vice President; Ivar Rachkind, Treasurer; and Tim Mattox, Assistant Secretary-Treasurer. With all Directors present and two vacancies existing on the Board, a quorum was established.

Also present were Makenzi Scales, Karen Williams, and Michelle LaCour (via teleconference) of Inframark (“**Inframark**”), the District’s General Manager; Herb Edmonson of Gray Engineering (“**Gray**”), the District’s Engineer; and Zachariah T. Evans of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney.

Upon calling the meeting to order, Director Jistel noted that two citizens were present to address the Board regarding proposed pickleball courts (“**Courts**”) within the District’s parks. Director Jistel also indicated Joe Freeman, who is a resident of the District and was present for the meeting, expressed interest in serving on the Board given the two existing vacancies. Mr. Freeman introduced himself and also shared his perspective on the Courts.

Next, the Board considered the consent agenda, including approval of the minutes of the December 14, 2022, regular Board of Directors meeting, and payment of bills and expenses. Director Mattox made a motion to approve the consent agenda; Director Rachkind seconded; and the Board voted unanimously to approve the motion.

The Board then discussed the status of the District’s Nature Trail (“**Trail**”), with Director Jistel reporting that Trail operations were routine over the last month.

The Board then discussed at length the proposed installation of the Courts. Director Jistel presented preliminary proposals for the Courts but emphasized that these were only tentative proposals and not intended for Board action. Mr. Edmonson provided a thorough review of engineering, permitting, and construction expenses that the District could expect to incur if the Board were to move forward with the Courts. In total, Gray estimated expenses would be approximately $200,000.00. Directors Rachkind and Mattox voiced concern with the expense, especially as compared to the District’s annual budget and total cash reserves. The Board ultimately took no action on this matter, but indicated they would explore other, less expensive options for the Courts.

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. Ms. Scales also reported that District contractor DigDug Constriction, LLC (“**DigDug**”), had completed previously-approved repair work to portions of the Trails. Director Jistel noted DigDug did a good and workmanlike job.

Next, Ms. Williams reviewed the District’s monthly financial report, a copy of which is in the Board Packet. She reviewed the District’s overall revenues, income, and expenses from the prior month. Director Rachkind asked several questions of Inframark’s general accounting practices. After reviewing Inframark’s recommended transfers into the District Manager’s account, tax collections transfers, and/or transfers into the District’s Parks account, Director Jistel moved to approve the transfers; Director Rachkind seconded; and the Board voted unanimously to approve the motion.

Finally, the Board noted the anticipated date of their next regular meeting would be February 28, 2023.

There being no further business, the Board adjourned.



Tim Mattox, Assistant Secretary-Treasurer

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Attachments

January 24, 2023

1. Board Packet.