

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

**August 16, 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 **August 16, 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, thus constituting a quorum.

Also present were Michael Luft of Inframark ("**Inframark**"), the District's General Manager; and Zachariah T. Evans and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney.

Upon calling the meeting to order, Director Jamieson noted that no persons were present who wished to address the Board during the citizen communications portion of the meeting.

Next, the Board considered approval of the monthly consent agenda containing the minutes of the July 27, 2021, regular Board of Directors meeting, and payment of the District's bills and expenses. After review, upon a motion duly made by Director Jistel and seconded by Director Rachkind, the Board voted to approve the consent agenda, including the minutes of the July 27, 2021, regular Board of Directors meeting, as written. The motion passed with Directors Jistel, Vogdes, Rachkind and Mattox voting in favor of the motion and Director Jamieson abstaining.

The Board next addressed the status of the District's Nature Trail. Director Jistel noted that the numbers of hikers on the trail had decreased during the past month, likely as a result of the warmer weather. He then noted that donations to the trail continued, with \$1,200 collected during the past month. The Board then discussed maintenance along the trail and determined that overall the trail was in good shape.

Next, the Board reviewed a proposal from Maxwell, Locke & Ritter, LLP ("**Maxwell**"), for audit services for the fiscal year ending September 30, 2021, a copy of which is included in the Directors' Packet and attached hereto. The Board noted that Maxwell's costs remained the same as for the District's audit report for the fiscal year ending September 30, 2020. After discussion, upon a motion by Director Rachkind 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, 2021, at a total cost to the District of \$11,000.

The Board next considered the District's draft budget for the fiscal year ending September 30, 2022. Mr. Rachkind 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. No action was taken on this item.

The Board then reviewed A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RIVER PLACE LIMITED DISTRICT; PROVIDING FOR PUBLICATION OF A TAX RATE ADOPTED PURSUANT TO SUBSECTION 49.23602(d), TEXAS WATER CODE; PROVIDING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR OPEN MEETING; PROVIDING AN EFFECTIVE DATE (the "**Resolution**"). Mr. Evans explained Section 49.23602(d) of the Texas Water Code authorizes developed districts located in a declared disaster area to calculate and publish its proposed tax rate as a low-rate water district. After a brief discussion, upon a motion duly made by Director Rachkind and seconded by Director Mattox, the Board voted unanimously to approve the Resolution, as presented. A copy of the Resolution is included in the Board Packet.

The next item of business before the Board was to consider a report from the District's General Manager on the proposed 2021 tax rate. Mr. Rachkind stated that the proposed 2021 maintenance and operations tax rate was \$0.0786, which rate is a decrease from the approved 2020 maintenance and operations tax rate of \$0.0800. The Board discussed the tax rate recommendation at length. After further consideration and discussion, and upon a motion duly made by Director Rachkind and seconded by Director Jamieson, the Board voted unanimously to approve the proposed 2021 maintenance and operations tax rate of \$0.0786 per \$100 of assessed valuation. Director Jistel then motioned to call a public hearing on the proposed tax rate for September 28, 2021, at 7:30 p.m. Director Jamieson seconded the motion. The motion passed with all Directors voting in favor. Next, Director Rachkind motioned and Director Jamieson seconded to authorize publication of the notice of the District's public hearing on the tax rate in the Four Points News, as in years past. The motion passed with all Directors voting in favor of the motion.

The Board next discussed a request from a homeowner in Panther Hollow to amend the District's Joint Use Access Easement to allow for the conversion of an existing hammerhead to a cul-de-sac. Mr. Evans reviewed the request with the Board and stated that he had requested additional information regarding the amendment from the homeowner and would provide additional information when available.

Director Vogdes then questioned the District's process for assessing tennis court fees for residents versus non-residents, and he questioned if a change was needed. The Board discussed the issue at length. No action was taken on this item.

Mr. Luft next reviewed the General Manager's report in its entirety and as included in the Board Packet. A copy of the Board Packet is attached hereto as an exhibit to these minutes. He

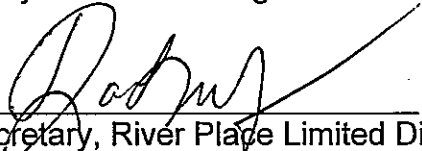
Next, Mr. Luft provided an update to the Board on the status of the District's accounts and investments. He reviewed the income for the District and summarized the activity in each of the District's accounts. He noted that the District was projected to end the fiscal year with approximately \$850,000 in its fund balance versus last year's fund balance of \$785,000.

Director Jistel then provided an update on the status of the District's parks. He stated that the leak in the pipe at the men's restroom in Suntree Park was repaired and that work on the installation of the sunshade in Suntree Park was in progress.

The Board then confirmed the District's next Board meeting for September 28, 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