

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

**October 26, 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 **October 26, 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, except Director Jistel, thus constituting a quorum.

Also present were Makenzie Scales and Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; Greg Mooty, a resident of the District; and Zachariah T. Evans and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney.

Upon calling the meeting to order, Director Jamieson recognized Mr. Mooty and questioned if he wished to address the Board. Mr. Mooty responded that he was only present at the meeting to hear about possible updates regarding the installation of a pickleball court at the District’s tennis courts.

Next, the Board considered approval of the minutes of the September 28, 2021, regular Board of Directors meeting and payment of bills and expenses. After review, upon a motion duly made by Director Jamieson and seconded by Director Rachkind, the Board voted unanimously to approve the consent agenda, including the minutes of the September 28, 2021, regular Board of Directors meeting, as written.

The Board then addressed the status of the District’s Nature Trail. Mr. Luft noted that attendance along the trail was picking up, but that there was nothing new to report on this item.

Next, Mr. Evans recalled that two separate property owners were requesting that the Joint Use Access Easement for the bridge to Panther Hollow (the “**Easement**”) be amended. As previously reported, he stated that he had detailed with the property owners the basic requirements to amend the Easement but that he had heard nothing back from either of the property owners, to date.

The Board next discussed updates to the District’s website. Ms. McCalla stated that she had forwarded all information required to be updated on the website to

Inframark for posting. Ms. Scales confirmed her understanding that the website was in compliance with all requirements.

Next, Ms. McCalla explained that the Board needed to revise the District's Registration Form to reflect McGinnis' new address. Ms. McCalla further stated that this revision is necessary whenever any information within the District Registration Form is changed, including a change of address for the District's consultants. She explained that the revised District Registration Form would be filed with the Texas Commission on Environmental Quality and in the offices of McGinnis Lochridge. Upon a motion duly made by Director Rachkind and seconded by Director Mattox, the Board voted unanimously to authorize the revisions to the District Registration Form, as noted, and to authorize the filing of same as outlined.

Ms. Scales then recalled that the District's solid waste collection contract with Waste Connections was scheduled to renew at the end of April 2022 (the "**Contract**"), and that the Board had authorized Inframark to begin negotiating with Waste Connections on the terms of the Contract prior to the renewal date. She stated that she had reached out to Waste Connections and was working with them on the terms of the new Contract. Ms. Scales added that she was also working with the District's Attorney on required legal changes to the Contract. Mr. Evans stated that he had drafted a termination letter to Waste Connection, and he suggested that the Board authorize him to send out the termination letter to Waste Connections and request that they resubmit a new proposal for services. After consideration, upon a motion duly made by Director Jamieson and seconded by Director Rachkind, the Board voted unanimously to: (1) approve the draft termination notice, as presented; and (2) authorize the District's Attorney to submit the termination notice to Waste Connections, as discussed. A copy of the draft termination notice, thus approved, is included in the Board Packet, which packet is attached hereto as an exhibit to these minutes.

Ms. Scales next reviewed the General Manager's Report, a copy of which is included in the Board Packet. Ms. Scales noted that Shade Pro has finished installing the sunshade in the District's park and that the sunshade looked "great." She continued that the Sun Tree Park men's restroom was having a light issue, but that Inframark had hired an electrician who investigated the issue and determined that the light fixture was damaged and needed to be replaced. She stated that Inframark plans to purchase and replace the fixture as soon as possible.

Continuing her report, Ms. Scales reported that her office has received some negative feedback on the Nature Trail over the last few weeks but that Inframark is working on addressing the issues. Ms. Scales reported that Inframark has purchased identification cards and lanyards for the ticket takers to wear, as some of the feedback involved the legitimacy of the ticket takers collection of money for trail use.

Ms. Scales next updated the Board on the status of the repairs at the tennis court, and she reported that all repairs were completed as requested. She continued that Inframark has solicited proposals for painting of the pickleball courts, as authorized

by the Board at its September Board meeting, but that no proposals have been received to date. She added that she hoped to have the proposals back for review by the Board at its next Board meeting.

Director Jamieson then noted an area in the District where water appeared to be leaching up through the ground, and Ms. Scales agreed to investigate the issue. Director Mattox pointed out that manholes were sticking up out of the road in areas where the surrounding payment was degraded and was now lower than the manhole covers. Ms. Scales confirmed she would contact the City of Austin regarding the issue.

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, the quarterly investment report, and summarized the activity in each of the District's accounts. He stated that overall the District's revenues were higher and the District's expenses lower than anticipated.

The Board then confirmed the District's next Board meeting for December 1, 2021 at 5:30 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

River Place Limited District  
Attachments  
October 26, 2021

1. Board Packet.