

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

August 25, 2020

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 25, 2020**, beginning at 7:45 p.m., via teleconference and videoconference in compliance with an advisory issued by the Office of the Governor, pursuant to notice duly given in accordance with the law. The roll was called of the following members of the Board to wit:

Jennifer Mushtaler	President
Arthur Jistel	Vice-President
Randall Jamieson	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

and all Directors were present, thus constituting a quorum.

Also present were Jesse Kennis, and Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; and Zachariah T. Evans, Lecelle Clarke and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney. Members of the public were also in attendance.

Upon calling the meeting to order, Director Mushtaler noted that there were several residents in attendance 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 July 28, 2020, 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 Mushtaler, the Board voted unanimously to approve the consent agenda, including the minutes of the July 28, 2020, regular Board of Directors meeting, as written.

At this point Director Mattox joined the meeting.

The Board then received Citizen Comments from those present. Michael Wilson, a resident of the District, stated that he had experience in short-term rentals, and he volunteered to help the District in any way he could.

Director Jistel next reported that a resident had witnessed dozens of cars on the road and kids partying most of the night around the pond near the Woodlands Park at River Place. He stated his belief that the gate located in the area was apparently left unlocked by City of Austin (the “**City**”) personnel. The Board discussed the issue at length. Mr. Kennis informed the Board that Travis County Constable’s Office deputies

(the “**Constable’s Office**”) patrol the area daily. Director Mushtaler questioned if a letter could be sent to the City regarding the City’s failure to properly secure the gate, and copying the Texas Parks and Wildlife Department (“**TPWD**”) and representatives from the Balcones Canyonlands Conservation Plan. Mr. Evans responded in the affirmative.

Then Board then reviewed the status of the District’s website. Mr. Evans updated the Board, and he stated that his office had worked with the General Manager to ensure that the fees listed on the District’s website were accurate and consistent throughout the website.

The next item of business before the Board was the District’s Nature Trail. Mr. Evans updated the Board on his recent conversation with the TPWD regarding relocating the District’s ticket takers one half mile up the trail. Director Jistel explained that the ticket takers were not aware that they would be relocated up the trail and had expressed concerns about potential snake bites in the new area, the distance from the restroom, and the lack of personal safety while out of view from the road. The Board discussed possibly bifurcating the Woodlands Park entrance to the Nature Trail and agreed that the ticket takers should be adequately informed of the job requirements ahead of time.

The Board then discussed the possibility of creating a paid parking system in the District to help resolve the parking issues associated with use of the Nature Trail and District parks. Mr. Kennis explained that the City offered a paid parking program but that the District would need to have at least 200 parking spaces. Mr. Kennis continued that he would research the paid parking system solution further. The Board also discussed the possibility of installing a gate at the Nature Trail entrance with a sign posting the Nature Trail hours. Director Mushtaler emphasized the need for a viable, long-term, sustainable solution to the parking issues surrounding the Nature Trail and District parks. No action was taken on this matter.

The Board next considered the District’s draft budget for the fiscal year ending September 30, 2021. 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 next item of business before the Board was to consider a report from the District’s General Manager on the proposed 2020 tax rate. Mr. Rachkind stated that the proposed 2020 maintenance and operations tax rate was \$0.0800, which rate is an increase over the approved 2019 maintenance and operations tax rate of \$0.0775. 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 Jistel, the Board voted unanimously to approve the proposed 2020 maintenance and operations tax rate of \$0.0800 per \$100 of assessed valuation. Director Mushtaler then motioned to call a public hearing on the proposed tax rate for September 22, 2020, at 7:45 p.m. Director Rachkind seconded the motion. The motion passed with all Directors voting in favor. Next, Director Mushtaler motioned and Director

Rachkind seconded to authorize publication of the notice of the District's public hearing on the tax rate. The motion passed with all Directors voting in favor of the motion.

Next, Mr. Kennis 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. Mr. Kennis stated that the wood chips to be spread in the playscape area originally scheduled to arrive between August 3rd and 7th, were delayed 30 days. He then provided two bids for the replacement of the playscape canopy. After discussion, the Board agreed that replacement was not required at this time.

Continuing his report, Mr. Kennis presented an amendment to the TexaScapes, Inc. ("**TexasScapes**") contract. He explained that the amendment provided for an overall reduction in costs paid to TexaScapes of \$5,208 per year but extended the contract by 24 months. After consideration, the Board requested that a more formal amendment be presented to the Board at its September Board meeting.

The Board then discussed proposals from TexaScapes to treat the District's sports fields for weeds. Mr. Kennis explained that the treatment would require the closing of the sports fields for an extended period of time. A lengthy discussion ensued, regarding the potential effects to residents caused by closing the District's sports fields. No action was taken on this item.

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.

The Board then discussed future agenda items, and after a comment from the Directors, Mr. Evans confirmed that he would research different website platforms for hosting the District's Board meetings.

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
August 25, 2020

1. Board Packet.