

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

August 27, 2019

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 27, 2019**, at the River Place Country Club, 4207 River Place Boulevard, Austin, Texas beginning at 7:00 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:

Scott Crosby	President
Arthur Jistel	Vice-President
Jennifer Mushtaler	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

and all Directors were present, thus constituting a quorum.

Also present were Jesse Kennis, Tobin Hurley, and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; Richard Fadal of TexaScapes, Inc., ("**Texascapes**"); and Phil Haag and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney. Several members of the public were also in attendance.

Upon calling the meeting to order, Director Crosby noted that there were no persons present 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 23, 2019, regular Board of Directors meeting, and payment of the District's bills and expenses. After review, upon a motion duly made by Director Rachkind and seconded by Director Mushtaler, the Board voted unanimously to approve the Consent Agenda, including the minutes of the August 27, 2019, regular Board of Directors meeting, as written.

The Board then entered into executive session at 7:22 p.m., pursuant to V.T.C.A. Government Code, Chapter 551.071, to receive the attorneys' advice on Item 6 (b) as listed on the agenda. The Board reconvened in open session at 7:30 p.m. Director Crosby reported that no decisions were made and no votes taken on the items discussed in executive session.

Next, Mr. Kennis reviewed recent updates to the District's website with the Board. Director Crosby questioned if all requested changes had been made to the website, and Mr. Kennis responded in the affirmative.

The Board then reviewed a proposal submitted by Miraval Austin Resort and Spa ("**Miraval**") regarding access to the District's Nature Trail. Director Crosby noted that persons from Miraval were present to discuss the proposal with the Board. A representative

from Miraval addressed the Board and explained that Miraval provides its customers with various add-on activities or “experiences.” He continued that one of the activities that Miraval offers its customers is a hike along the District’s Nature Trail. He explained that currently Miraval offered one hiking experience a week at the District’s Nature Trail, which trip was limited to six guests and two guides. He continued that Miraval hoped to increase the number of trips in the future to two per week with ten guests and two guides present per trip. Director Crosby stated that the proposal presented did not provide the detail expected. Miraval’s representative explained that the proposal was a starting point for discussion, and he requested that the Board provide additional guidance to Miraval on the parameters to include in a revised proposal. After a lengthy discussion, the Board agreed to defer action on the item until a more detailed proposal could be resubmitted to the Board for consideration. The persons from Miraval thanked the Board for their time and departed the meeting. A copy of the proposal from Miraval is attached hereto and shall be considered an attachment to these minutes.

The Board next considered the District’s draft budget for the fiscal year ending September 30, 2020. Director Rachkind reviewed the proposed budget in detail with the Board. He noted that the budget matches the trail income with the trail expenses. A lengthy discussion then ensued regarding the District’s budgeted expenses and the tax rate needed to adequately cover those expenses. Director Rachkind stated that the Budget Committee was recommending a proposed tax rate of \$0.0775 per \$100 of assessed valuation, a slight increase over last year’s tax rate of \$0.0750 per \$100 of assessed valuation. Mr. Luft noted that the District’s budget would not need to be approved until the District’s September Board of Directors meeting.

Next, Mr. Haag addressed the issue of certain properties that are receiving solid waste collection services from the District but are not listed on the Travis County Appraisal District’s (the “**Appraisal District**”) tax rolls as within the boundaries of the District. Mr. Haag explained that the properties in question were located in an area of the District known as Section 16. He continued that the lots in Section 16 were individually annexed into the District in the past by petition after the original creation of the District. He recalled that one lot in within Section 16 was never annexed into the District (the “Lot”). He explained that his office had researched the issue and determined that the original owner of the Lot had apparently sold the Lot. Mr. Haag opined that the new owner of the Lot also purchased two or three lots adjacent to the Lot (the “**Additional Lots**”) and had all the lots conjoined into one lot. Mr. Haag then stated that the Additional Lots were annexed into the District during the annexation of Section 16. He continued that his office is continuing to research the issue and plans to retrieve the recorded annexation petitions for the Additional Lots to present to the Appraisal District. Mr. Haag stated his understanding that the Additional Lots should be included on the District’s tax rolls and that the Appraisal District would likely have to pro-rate the taxes based on the percentage of the new conjoined lot was located within the boundaries of the District. He added that he would keep the Board updated on the status of the issue.

The Board next considered the proposed tax rate for 2019. The Board discussed the tax rate recommendation at length. After further consideration and discussion, upon a motion duly made by Director Rachkind and seconded by Director Jistel, the Board voted

unanimously to: (1) approve a maximum tax rate of \$0.0775 per \$100 of assessed valuation for maintenance and operation expenses; and (2) call a public hearing on the proposed tax rate for September 24, 2019, at 7:00 p.m. and (3) authorize publication of the notice for the District's public hearing on the tax rate in the Four Points News, as in years past.

Mr. Kennis next reviewed the General Manager's report in its entirety and as included in the Directors' Packet, a copy of which is attached hereto.


Mr. Fadal then presented the Landscaping Report, a copy of which is included in the Directors' Packet. After a question from the Board, Mr. Fadal responded that a licensed irrigator inspects the District's irrigation system monthly. Director Mushtaler questioned if the soccer goals should be taken off of the District's sports fields to ensure that the fields are in good condition for the upcoming season. Mr. Fadal responded that TexasScapes regular rotation of the use of the fields should prevent overuse on any one field. A lengthy discussion ensued. No action was taken on this item. A copy of the Landscaping Report is attached to these minutes as an exhibit.

Next, Mr. Haag reviewed with the Board a memorandum from McGinnis on required changes to the District's website. He explained that during the recent Legislative Session, several laws were enacted that would require several additions to the District's website in September. Mr. Haag noted that a copy of the memorandum was also provided to Inframark, the website provider for the District. A copy of the memorandum is attached hereto and considered a part of these minutes.

Mr. Luft next discussed the status of the District's accounts and investments with the Board. He reviewed the income for the District and summarized the activity in each of the District's accounts.

Director Jistel then reported the District's Parks and sports fields were in good shape. He added that some of the trees in the District appeared to be struggling due to the recent hot and dry conditions in the area.

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 27, 2019

1. Directors' Packet;
2. Miraval proposal;
3. Landscaper's Report; and
4. Memorandum on new website requirements from McGinnis.