

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

**April 27, 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 April 27, 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:

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

and all Directors were present, except Director Mushtaler, thus constituting a quorum.

Also present were Makenzi Hill and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; David Vogdes, a resident of the District; Alfonso Sifuentes and Tammy Young with Central Texas Refuse ("**CTR**"); and Zachariah T. Evans and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney.

Upon calling the meeting to order, Director Jistel noted that Mr. Sifuentes 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 March 23, 2021, regular Board of Directors meeting, and payment of the District's bills and expenses. After review, upon a motion duly made by Director Mattox and seconded by Director Jamieson, the Board voted unanimously to approve the consent agenda, including the minutes of the March 23, 2021, regular Board of Directors meeting, as written.

Mr. Sifuentes then spoke to the Board. He stated that CTR was a competitive alternative to the District's current solid waste collector. He detailed the options that CTR could provide and requested that the Board consider CTR in the future.

The Board next addressed the status of the District's Nature Trail. Director Jistel reviewed the times that the Nature Trail was open and noted that over 300 hikers had paid to access the Nature Trail during the past weekend. The Board then discussed revising the hours that the Nature Trail was staffed due to the warmer weather and to ensure the safety of hikers. The Board also noted that the District continues to coordinate with the River Place Homeowners Association (the "**HOA**") on payments to the Travis County Constable's office for patrol of the Nature Trail and District.

Next, the Board discussed the status of parking on property adjacent to the City of Austin's (the "City") surface water treatment plant within the District. No action was taking on this item.

Ms. McCalla then reported that she had received cybersecurity certifications verifying completion of the annual state-approved cybersecurity training course from three Directors, to date. Ms. McCalla reminded the Board that all Directors would need to submit the training certification to McGinnis by June 14, 2021, before McGinnis could certify with the Texas Department of Information Resources that the District was in compliance.

Mr. Evans then discussed with the Board a cost estimate from McGinnis for maintenance of the District's records. He reviewed the total number of boxes currently maintained by McGinnis and the total costs to digitize the records. He pointed out that the majority of the boxes maintained offsite were for the District's predecessor entity, the municipal utility district, and upon annexation became the responsibility of the City. Mr. Evans stated that he was working with the City on what the City wants to do with the boxes. He added that he would provide the Board additional information when available. After discussion, upon a motion duly made by Director Mattox and seconded by Director Jamieson, the Board voted unanimously to authorize McGinnis to digitize the six boxes currently maintained on site with McGinnis and to work with the City on the removal of the remaining off-site boxes.

Mr. Evans then reminded the Board that Director Mushtaler had tendered her resignation from the Board and that the action before the Board at this time was to accept Director Mushtaler's resignation and formally declare a vacancy on the Board. After a brief discussion, upon a motion duly made by Director Rachkind and seconded by Director Jamieson, the Board voted to accept Director Mushtaler's resignation, as submitted, and to declare a vacancy on the Board. The motion passed with Directors Jistel, Jamieson, and Rachkind voting to approve the motion, and Director Mattox voting against the motion. A copy of Director Mushtaler's resignation letter is attached hereto as an exhibit to these minutes.

The Board then discussed the vacancy resulting from the resignation of Director Mushtaler. Director Jistel explained that Mr. Vogdes had expressed an interest in serving on the District's Board. After discussion, Director Rachkind motioned that Mr. Vogdes be appointed to fill the vacancy on the Board, and Director Jamieson seconded the motion. The motion passed with all Directors voting in favor of the motion. Ms. McCalla stated that Mr. Vogdes had provided an Affidavit for Director certifying that he meets all of the requirements for serving as a Director of the District and had signed the Statement of Appointed Officer and taken the Oath of Office. After consideration, upon a motion duly made by Director Mattox and seconded by Director Rachkind, the Board voted unanimously to accept Mr. Vogdes statement and oath and to authorize McGinnis to file the oath with the Texas Secretary of State, as required.

Ms. McCalla then confirmed that the blanket bond covering the District's five Directors remained in place. She noted that Mr. Vogdes would fulfill the remainder of Director Mushtaler's term of office, which term ends in May of 2022.

The Directors next considered the need to reconstitute the Board of Directors, pursuant to the requirements of Section 49.054(b) of the Texas Water Code. Upon a motion duly made by Director Jistel and seconded by Director Mattox, the Board voted unanimously to reconstitute the Board as follows:

Randall Jamieson	President
Arthur Jistel	Vice-President
David Vogdes	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

Director Rachkind then motioned to authorize the District's Attorney to file a revised District Registration Form with the Texas Commission on Environmental Quality, as required. Director Jistel seconded the motion, and upon being put to a vote, the motion passed with all Board members voting in favor

Next, Director Rachkind updated the Board on the status of the District's meeting location. He explained that the River Place Country Club (the "Club") had agreed to allow the District to meet at the Club on the fourth Tuesday of every month from 7:30 p.m. to 9:30 p.m. until 2022. He stated that the HOA would also meet on the fourth Tuesday of every month from 5:30 p.m. to 7:00 p.m. He noted that the HOA would cover the up-front costs of the rental of the meeting room, with the District to reimburse the HOA \$75.00 per meeting.

Ms. Hill next reviewed the General Manager's report in its entirety and as included in the Board Packet. She reported that all plumbing issues at the Sun Tree Park restroom, resulting from the February snow and ice storm (the "Storm"), were resolved. She also reported that all the invoices and work orders related to the Storm were submitted to the Texas Municipal League Intergovernmental Risk Pool ("TML") the District's current insurance provider. Ms. Hill stated that TML had an inspector come out to the District and inspect the work that was done for the bathrooms. She added that Inframark was still waiting to hear back from TML on the status of the District's claims.

Continuing her report, Ms. Hill stated that both lift station pumps at the park restrooms were pulled and inspected and that both are operating properly and are in good condition.

The Board next reviewed proposals and estimates for work within the District's parks. No action was taken on these items.

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's tax levy for the 2020 tax year was 98.53% collected as of the end of March 2021.

Director Jistel then provided an update on the status of the District's parks. He detailed with the Board work that the District's landscaper had recently completed and noted that overall the District's parks were in good shape. He next reviewed proposals for the replacement of the sun shade at Sun Tree Park. No action was taken on this item.

The Board next discussed the dead plants and overall lack of maintenance around the City's water tower within the District. The Board agreed that the City should be contacted to replace and/or maintain the area around the water tower.

There being nothing further to come before the Board and no future agenda items to discuss, the meeting was adjourned.



  
Secretary, River Place Limited District  
Board of Directors

River Place Limited District  
Attachments  
April 27, 2021

1. Letter of Resignation from Director Mushtaler; and
2. Board Packet.