

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

June 22, 2021

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 **June 22, 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, Lecelle Clarke and Eden Salazar 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 May 25, 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 Mattox, the Board voted unanimously to approve the consent agenda, including the minutes of the May 25, 2021, regular Board of Directors meeting, as written.

The Board next addressed the status of the District's Nature Trail. Director Jistel stated that there was an incident where a large boulder rolled downhill in the upper hill area, landing below in a nearby stream, and he said that no one was injured in the incident. Director Jistel said that he and three residents attempted to roll the boulder out of the stream, to no avail.

Director Jistel then reported that the hours of the Nature Trail were revised to accommodate traffic on the Nature Trail. He said that, compared to the same time last year, less hikers are visiting the Nature Trail because of warmer weather. He reported that the Nature Trail received approximately 2,200 hikers and \$1,554.00 in total donations from June 1, 2021 to today. Director Mattox asked if the District benefitted in moving the Nature Trail hours earlier, and Mr. Luft replied that past results showed that not enough revenue is made to warrant earlier hours. Director Mattox asked what was

the Nature Trail's break-even revenue amount, and Mr. Luft replied that the break-even amount was approximately 10 hikers per hour.

Director Jistel reported that not one criminal incident near the bottom of the hill has been reported since the District's last regular meeting, and he said that the Travis County Constable's office reported that most speeding drivers within the District are District residents. Director Mattox suggested that a Travis County Constable patrol the District during the day on weekends to deter visitors from criminal activity. After a brief discussion, the Board agreed that the Travis County Constable would patrol through the day on the weekends, and the added cost would be split with the River Place Homeowners Association (the "HOA").

Next, the Board discussed the status of the off-site records transfer to the City of Austin (the "City"). Mr. Evans stated that McGinnis was in the process of transferring approximately 40 boxes of District files to the City, and he explained that Ms. McCalla and Ms. Salazar were reviewing the documents within the 40 boxes in order to retain any documentation pertaining to the District's Nature Trail and the creation of the limited district.

Mr. Luft next reviewed the General Manager's report in its entirety and as included in the Board Packet. He reported that the swing mats for the Sun Tree Park should arrive soon and would be installed this week or early next week, and he said that the irrigation meter readings were submitted to the Lower Colorado River Authority [LCRA] on June 8, 2021. He continued that new batteries were installed in all three of the Nature Trail ticket taker's phones.

Continuing his report, Mr. Luft stated that per the request of Federal Emergency Management Agency [FEMA], Inframark provided additional information to support the FEMA application on behalf of the District. Director Jistel stated that all plumbing at the Woodlands Park was repaired and operational.

Mr. Luft then reported that Texasclapes' crew completed the standard landscaping maintenance throughout the District and spot treated for fire ants, where needed. In addition, Mr. Luft reported that Texasclapes' crew cutback any low-hanging tree limbs and freeze-damaged plant materials observed within the District and hand-pulled large weeds that were spreading throughout the Florida Jasmine regrowth. Director Jistel stated that the Board may notice the yellowing rye grass at Woodlands Park, and he explained the yellowing rye grass would be replaced with Bermuda grass in the near future.

Mr. Evans next presented the Attorney's Report. He explained in detail the Memorandum regarding HB 1900, a copy of which is attached to the Board Packet. Director Rachkind asked if the District residents voted to disannex the District, would the District still be able to receive water services from the City of Austin (the "City"). Mr. Evans replied in the affirmative and stated that the City may charge the District a higher water rate. Director Mattox asked who could the District request assistance from at the Texas state level regarding the District negotiating water and wastewater services

from City due to disannexation. After a lengthy discussion, the Board ordered Mr. Evans to research possible connections within the Office of the Governor of Texas and report at the District's next regular meeting.

The item before the Board was to discuss authorization to change the authorized signatories for the District's TexPool accounts. Mr. Luft explained that currently Kristi Hester of Inframark was the only authorized signatory for the District's TexPool accounts, and he said that Inframark would like to add the following three Inframark employees as additional authorized signatories: Tramaine Easy, Account Director; Prescilla Lenzen, Senior Accountant; and Steve Bloom, Finance Director. Also, Mr. Luft explained that he was the only Inframark employee with authorization to aggregate financial data from the District's TexPool accounts, and he said that Inframark would like to add Susan Lopez as an additional person with aggregate capabilities similar to Mr. Luft. Mr. Luft explained that the three new authorized signatories would be authorized to make transfers, but not generate the transfer itself, and he said that Ms. Lopez would be authorized to generate a transfer, but not make a transfer. Mr. Luft stated that the point was to add layers of redundancy for security purposes. After further discussion, upon a motion duly made by Director Rachkind and seconded by Director Jistel, the Board voted unanimously to approve adding the three new authorized signatories and grant Ms. Lopez aggregation capacities to the District's Texpool Accounts.

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 almost 99% collected as of the end of May 2021.

Director Jistel then provided an update on the status of the District's parks. He stated that Joe Carter cleared tree limbs that fell from the February 2021 snowstorm, and he said that the HOA planned to host a Fourth of July luncheon, open to the public, at the River Place Country Club.

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
June 22, 2021

1. Board Packet; and
2. Memorandum RE: HB 1900.