

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

**June 25, 2019**

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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 June 25, 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, except Directors Crosby and Rachkind, thus constituting a quorum.

Also present were Tobin Hurley and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; Greg Cooper, a resident of the District; and Zac Evans of McGinnis Lochridge ("**McGinnis**"), the District's Attorney.

Upon calling the meeting to order, Director Mushtaler noted that Mr. Cooper was present at the meeting to discuss the agenda item regarding the 13<sup>th</sup> Annual Pumpkin Patch at Sun Tree Park, which item would be taken up later in the meeting.

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the May 28, 2019, regular Board of Directors meeting, and payment of the District's bills and expenses. After review, upon a motion duly made by Director Mushtaler and seconded by Director Mattox, the Board voted unanimously to approve the Consent Agenda, including the minutes of the May 28, 2019, regular Board of Directors meeting, as written.

Mr. Cooper next addressed the Board regarding a request to hold the 13<sup>th</sup> Annual Pumpkin Patch at Sun Tree Park on October 13, 2019. He explained that Cooper Advantage Group LLC ("**Cooper**") would sponsor the event, and would provide a certificate of insurance listing the District as an additional insured for the event. He added that the event would be held from 8:00 a.m. to 5:00 p.m. After discussion, upon a motion duly made by Director Mattox and seconded by Director Mushtaler, the Board voted unanimously to authorize Cooper to hold the event at Sun Tree Park as detailed above.

The next item of business before the Board was erosion issues along the shoreline located in the Woodlands Park. Mr. Hurley presented a change order to the

proposal from Environmental Survey Consulting to revegetate the western end of the shoreline of Lake Austin with 100 wetland plants and to enclose the area. Mr. Hurley explained that the change order request was for \$850 in addition to the original proposed price of \$1,750, for a total cost to the District of \$2,600 for erosion repairs. He continued that the increased costs were due to additional materials and time to install the enclosure. After review, upon a motion duly made by Director Mattox and seconded by Director Mushtaler, the Board voted unanimously to approve the change order as presented. A copy of the change order is attached hereto as an exhibit to these minutes.

Next, Mr. Hurley reviewed recent updates to the District's website with the Board.

Mr. Hurley then reported that updated Nature Trail signs providing visitors to the Nature Trail with the District's website were ordered.

The Board next discussed the dates and times of free access to the District's Nature Trail. Director Jistel recalled that at the May meeting, the Board voted unanimously not to extend guaranteed free times past May 31, 2019. The Board discussed if the hours of free access should be published on the District's website. After discussion, the Board directed Mr. Hurley to remove the hours that the District charges for entry to the Nature Trail from the website. After a question from the Board, Mr. Hurley stated he would also update the District's website to include information on annual passes for the Nature Trail.

The Board then reviewed the District's Park Rules. Director Mushtaler stated her concern that large, for-profit groups were accessing the District's Nature Trail without notifying the District as required in the Park Rules. A lengthy discussion ensued. After discussion, upon a motion duly made by Director Mattox and seconded by Director Jistel, the Board voted unanimously to appoint Director Mushtaler as the point-of-contact for all large groups intending to access the District's Parks, including the Nature Trail.

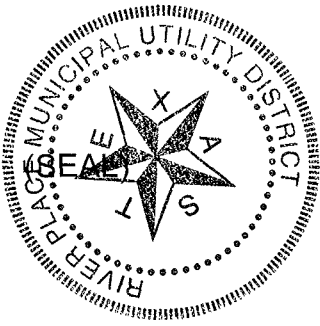
Mr. Hurley next reviewed the General Manager's report in its entirety and as included in the Directors' packet, a copy of which is attached hereto.

The Board then considered the award of contract for District landscaping services. Director Jistel reminded the Board that three proposals were received with TexaScapes, Inc., ("**TexaScapes**") providing the lowest proposal with a base bid of \$114,300. Director Mushtaler stated her belief that Sunscape Landscaping, LLC ("**Sunscape**"), the District's current landscape provider was in breach of its contract and that the Board should move forward with approval of another provider. A lengthy discussion ensued. After discussion, upon a motion duly made by Director Mushtaler and seconded by Director Jistel, the Board voted unanimously to: (1) terminate the contract with Sunscape; (2) award the District's landscaping services to TexaScapes for the base bid of \$114,300; and (3) authorize the District's Attorney to work with

TexaScapes to prepare a final contract for consideration by the Board at the District's July Board of Director meeting.

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.

There being nothing further to come before the Board, the meeting was adjourned



*Cynthia Mustata*  
Secretary, River Place Limited District  
Board of Directors

River Place Limited District  
Attachments  
June 25, 2019

1. Directors Packet; and
2. Change Order from Environmental Survey Consulting for installation of water plants.