

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

February 23, 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 **February 23, 2021**, 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, except Directors Rachkind and Jamieson, thus constituting a quorum.

Also present were Jesse Kennis and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; and Zachariah T. Evans and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney. A member of the public was also present.

Upon calling the meeting to order, Director Mushtaler noted that there were no persons in attendance who wished to address the Board at this time.

Next, the Board considered approval of the monthly consent agenda containing the minutes of the January 26, 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 January 26, 2021, regular Board of Directors meeting, as written.

At this point Director Rachkind joined the meeting.

The next item of business before the Board was the status of the District's website. Mr. Kennis reported that updates to the website were ongoing.

The Board then discussed the damage to the areas of the District, including residences, from the recent snow and ice storm. Director Mattox questioned the status of the District's Nature Trail as well as any plans for to schedule a pick up in the District to haul off storm debris. Director Rachkind stated that he was in the process of soliciting proposals on behalf of the River Place Homeowners Association (the "**HOA**") to pick up and mulch the brush and limbs throughout the District, and he questioned if the District could utilize the mulch in its parks. A lengthy discussion ensued regarding the services provided by Waste Connections, Inc., the District's solid waste collection service. Mr. Kennis stated that he would work with Waste Connections to provide "roll off" trash dumpsters in areas of the

District for residents to take their debris and to work with the HOA on sharing the costs of any additional debris pickup and removal. The Board also agreed to obtain a bid from the Good Guys Tree Service, for tree work throughout the District. After additional discussion, Mr. Kennis confirmed that all relevant information regarding debris pickup in the District would be posted on the District's website and on the marquee at the entrance to the District.

The Board next addressed the status of the District's Nature Trail. After consideration, the Board agreed that the District's Nature Trail would be closed until all repairs to the trail as a result of the storm were completed. After a question from the Board, Mr. Kennis agreed to have a constable from the Travis County Sheriff's Office maintain a presence during the cleanup of the Nature Trail to ensure that no persons attempted to access the trail.

Mr. Kennis next reviewed the General Manager's report in its entirety and as included in the Board Packet. He stated that the Sun Tree Park sun shade was damaged by the winter storm and that Inframark would file a claim with the District's insurance provider. He added that the freeze also resulted in damage to the restroom water line at the park, which would be repaired. After discussion, Mr. Kennis agreed that insulating the pipes going forward would mitigate any future freeze damages.

Continuing his report, Mr. Kennis stated that the Woodlands Park sun shade was also damaged by the storm but no structural damage occurred.

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 92% collected as of the date of the meeting. He also detailed the Quarterly Investment Report with those present.

Director Jistel then reported on the maintenance of the District's Parks, Habitat Preserve, Open Spaces and Nature Trails, including any repairs, maintenance or other work deemed necessary. He stated that the playscape canopy at Sun Tree Park would need to be evaluated by a welder to determine if repairs to the post were possible. Mr. Kennis agreed to put safety tape around the play scape to keep persons out of the area.

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



A handwritten signature in black ink, appearing to read 'D. Jamieson', is written over a horizontal line.

Secretary, River Place Limited District
Board of Directors

River Place Limited District
Attachments
February 23, 2021

1. Board Packet.