

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

May 26, 2020

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 **May 26, 2020**, beginning at 7:00 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:

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

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

Also present or joining during the meeting were Jesse Kennis and Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; Randall Jamieson, Director-elect for the District; Richard Fadal of TexaScapes, Inc., the District’s Landscaper (“**Texascapes**”); and Zachariah T. Evans, Lecelle Clarke, and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney. Members of the public were also in attendance.

Upon calling the meeting to order, Director Mushtaler noted that there was a resident 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 April 28, 2020, 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 26, 2020, regular Board of Directors meeting, as written.

The Board next heard from Rebekah Kellams, a resident of the District. Ms. Kellams stated her understanding that the Board was planning to close the District’s upper Sun Tree Park sports field for up to six months. She requested that the Board consider leaving the field open for use. She explained her view that the District’s parks and sports fields were refuges during the pandemic, allowing residents to get outside with their kids. A lengthy discussion ensued. The Board discussed the uses of the District’s sports fields and possible options going forward, including opening the District’s sports fields up for more multipurpose use by residents. After continued discussion, upon a motion duly made by Director Mushtaler and seconded by Director Mattox, the Board voted unanimously to keep the Sun Tree sports fields open but to remove the soccer goals from the large sports field until the fall season.

Next, the Board discussed proposals from TexasScapes. Director Jistel stated that the first proposal was for tree erosion control and boulder edging at the Woodlands Park in the total amount of \$7,399.14. Mr. Fadal reviewed the details of Proposal No. 9663 with the Board. The Board discussed budget limitations and agreed to remove the basketball court resurfacing project from the current budget. After continued discussion, upon a motion duly made by Director Mushtaler and seconded by Director Jistel, the Board voted unanimously to approve the proposal from TexasScapes in the amount of \$7,399.14. A copy of the proposal, thus presented, is included in the Board Packet and attached hereto.

The Board next reviewed Proposal No. 9665 to replace the mulch at the Woodlands Park tennis courts at a total cost to the District of \$1,267.50. After consideration, upon a motion duly made by Director Rachkind and seconded by Director Mushtaler, the Board voted unanimously to approve Proposal No 9665, as presented. A copy of Proposal 9665 is included in the Board Packet.

Proposal No. 9666 in the amount of \$1,287.00 to install mulch at the Woodlands Park playscape was presented for the Board’s review. After discussion, upon a motion duly made by Director Jistel and seconded by Director Mushtaler, the Board voted unanimously to approve Proposal No. 9666, as presented. A copy of the proposal is included as an attachment to the Board Packet.

The Board agreed to defer action on Proposal No. 9667 to install mulch at Sun Tree Park until a later date.

The Board next discussed updates to the District’s website. Mr. Kennis stated that the District’s website was up-to-date.

The Board deferred discussion on the District’s Nature Trail until later in the Board meeting.

Ms. McCalla next reported Director Jistel and Mr. Jamieson had completed their Statements of Elected Officer and taken their Oaths of Office for their terms of office, which commenced as of May 2, 2020. After consideration, upon a motion duly made by Director Mattox and seconded by Director Mushtaler, the Board voted unanimously to accept the statements and oaths of Directors Jistel and Jamieson.

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. After discussion, upon a motion duly made by Director Rachkind and seconded by Director Jistel, the Board voted to elect the Directors to the offices indicated below:

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

The motion passed with Directors Jistel, Jamieson, Rachkind, and Mattox voting for the motion, and Director Mushtaler voting against the motion.

Next, upon a motion duly made by Director Rachkind and seconded by Director Mushtaler, the Board voted unanimously to authorize the District's Attorney to file a revised District Registration Form with the Texas Commission on Environmental Quality, as required.

Mr. Kennis then reviewed the General Manager's report in its entirety and as included in the Board Packet. He stated that Waste Connections of Texas, the District's solid waste collector ("**Waste Connections**"), planned to discontinue its "cart only" operations beginning May 29, 2020. He added that Waste Connections provided a special "clean up" day by providing 10 large dumpsters on May 7, 2020. Director Jistel requested that another large bulk pickup be scheduled for June 13, 2020, and Mr. Kennis confirmed he would contact Waste Connections.

Director Mattox next questioned if a "No Parking" sign could be installed at the gated entrance running parallel to the creek owned by the City of Austin (the "**City**"). Mr. Evans explained that a sign could not be placed on City property. No action was taken on this item.

Next, Mr. Evans reminded the Board that House Bill 3834, passed during the 86th Texas Legislative Session, requires local government officials and employees to annually complete a state-approved cybersecurity training course by June 14, 2020. He continued that the Board was provided a memorandum from McGinnis detailing how to obtain the training online and providing for a certification reflecting completion of the training. After discussion, upon a motion duly made by Director Jistel and seconded by Director Mushtaler, the Board voted unanimously to authorize the District's Attorney to verify and report on the completion of the cybersecurity training program by the Directors of the District. Mr. Evans noted that all Directors would need to submit the training certification to McGinnis before McGinnis could certify that the District was in compliance.

Mr. Luft then 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.

The next item of business before the Board was the District's Nature Trail. Director Mushtaler reported that she and Director Jamieson had recently spoken with representatives from the Balcones Canyonlands Preserve system (the "**BCP**"). She explained that the representatives from the BCP showed interest in working with the District to ensure that the BCP area located adjacent to the Nature Trail continued to adhere to the Balcones Canyonlands Conservation Plan. Director Mushtaler stated that the representatives from the BCP appreciated the District's concerns about overuse of the Nature Trail impacting the BCP and agreed to work with the District to find a resolution. She added that the Firewise community would also be asked to participate in the discussions. The Board then discussed possible options to resolve the parking issues associated with the use of the Nature Trail and District parks. Director Mushtaler pointed out that Lost Creek Limited District had adopted a program to institute user fees for non-resident visitors at the Lost Creek Greenbelt that borders Barton Creek. She added that Lost Creek was charging non-residents \$10.00 per adult and \$5.00 per pet.

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
May 26, 2020

1. Board Packet.