

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

**April 23, 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 April 23, 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, thus constituting a quorum.

Also present were Jesse Kennis, Tobin Hurley, and Michael Luft of Inframark ("**Inframark**"), the District's General Manager; Herb Edmonson of Gray Engineering, Inc. ("**Gray**"), the District's Engineer; and Zac Evans, and Suzanne McCalla of McGinnis Lochridge ("**McGinnis**"), the District's Attorney. Several members of the public were also present at the meeting. A copy of the sign in sheet for those present is attached as an exhibit to these minutes.

Upon calling the meeting to order, Director Crosby noted that none of the persons present at the meeting wished to address the Board at this time.

At this point Director Jistel departed the meeting.

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the March 26, 2019, regular Board of Directors meeting and payment of the District's bills and expenses. After review, upon a motion duly made by Director Rachkind and seconded by Director Mattox, the Board voted unanimously to approve the Consent Agenda, including the minutes of the March 26, 2019, regular Board of Directors meeting, as written.

The Board next discussed the Nature Trail Project. Director Crosby stated that the Nature Trail continued to be well utilized despite the collection of fees. He noted that the past weekend was the second most profitable weekend since the District voted to approve entrance fees for access to the Nature Trail. Mr. Kennis explained that personnel issues with the company hired to man the Nature Trail on the weekend were becoming an issue. He stated that Inframark would be looking at alternatives to the current company.

The Board then began discussion on issues to be included in the District's Nature Trail policies (the "**Nature Trail Policy**"). Director Crosby proposed to allow each resident

household to have up to five guests accompany the resident(s) on the Nature Trail, and the Board concurred.

At this point Director Jistel rejoined the meeting.

The Board next took up the agenda item regarding general landscaping services for the District. Director Jistel stated that he had met with the District's Engineer and General Manager regarding the preparation of a formal Request for Proposal for landscaping services for the District. Mr. Kennis suggested that the Board determine at what level the District's sports fields should be maintained going forward. He explained that the levels ranged between a competition level field to a recreational level field. He continued that after a maintenance level was determined, a landscaper could be hired to maintain the fields to the predetermined level. A lengthy discussion ensued, including discussion that Field 1 be removed from the field rotations.

Mr. Edmonson then presented a proposal from Gray to solicit landscaping proposals to maintain the District's parks, soccer fields and open areas. After additional discussion, upon motions duly made by Director Crosby and seconded by Director Mushtaler, the Board voted unanimously to authorize Gray Engineering to: (1) work with the District's General Manager and Parks Committee to prepare Requests for Proposals; and (2) solicit bids for general landscaping work for the District. Mr. Edmonson stated that the Board should be able to review the bids and award the contract at the District's May meeting.

At this point Director Jistel left the meeting.

The Board then continued discussion on the policies for the District's Nature Trail. Mr. Evans reviewed A RESOLUTION OF THE BOARD OF DIRECTORS OF RIVER PLACE LIMITED DISTRICT; ESTABLISHING POLICIES AND PROCEDURES REGARDING FREE ACCESS TO THE RIVER PLACE NATURE TRAIL (the "**Resolution**"). The following policies were discussed:

1. Annual/Seasonal passes: Director Rachkind motioned that those persons currently within the boundaries of the River Place Homeowners Association ("**HOA**"), but not within the boundaries of the District be allowed to purchase an annual pass for \$350 to access the Nature Trail and to utilize all other District facilities at the resident rate. Director Mattox amended the motion to increase the pass amount to \$400. Director Rachkind accepted the amendment. Director Mushtaler seconded the motion, which motion passed with Directors Mattox, Rachkind, and Mushtaler voting in favor and Director Crosby voting against the motion;
2. Resident cards: Two cards per family. Only one family member visiting the Nature Trail is required to have a card, the other family members would be allowed access under the same card;
3. Free hours for volunteers: No action was taken;
4. Group or other discounts: No action was taken
5. Access of the Nature Trail before or after staffing times: No action was taken;
6. City of Austin access road: No action was taken;

7. Set "Free Access" time for Nature Trail: Director Mushtaler motioned to extend to May 31, 2019, the District's policy of free weekday access to the District's Nature Trail during the hours of 10:00 a.m. to 2:00 p.m. Director Crosby seconded the motion which passed with all Directors present voting in favor;
8. Adjust Ticket Taker and Constable times and/or days: Director Mattox motioned to man the Nature Trail on Fridays from 2:00 p.m. to 6:00 p.m. through the end of May. Director Rachkind seconded the motion, which passed with all Directors present voting in favor. Director Mushtaler motioned to allow the District's General Manager to make changes to the manned hours for the Nature Trail, including patrol by the Travis County Constables, as needed. Director Rachkind seconded the motion, which motion passed with all Directors present voting in favor.
9. Pricing Adjustments: Director Mushtaler motioned to reduce the pet fee to \$5.00 per pet. The motion died for lack of a second.

Next, Mr. Evans discussed policies, procedures, and protocols for the Board of Directors.

Director Mushtaler next pointed out that the District's website needed to be updated to reflect the District's current information. After discussion, upon a motion duly made by Director Rachkind and seconded by Director Mattox, the Board voted unanimously to delegate to the District's General Manager the responsibility for ensuring that the District's website is kept up-to-date.

At this point Director Jistel rejoined the meeting.

Mr. Kennis then reviewed with the Board a memorandum from Inframark regarding the shoreline erosion at Woodland Park. A copy of the memorandum is included with the Board Packet, which packet is attached to these minutes as an exhibit. He told the Board that he and Director Mushtaler had met with Liz Johnston, Environmental Program Coordinator for the City of Austin Watershed Protection Department. He noted that Ms. Johnston provided a list of recommendations to help mitigate shoreline erosion. Mr. Kennis reviewed the recommendations with the Board. After discussion, upon a motion duly made by Director Mushtaler and seconded by Director Jistel, the Board voted unanimously to authorize the District's General Manager to obtain a proposal to remove the vines from under the cypress trees along the shoreline.

Next, Mr. Evans reviewed a draft informational brochure regarding the process of annexing property into the District. Director Crosby recalled that at the District's March meeting, the Board had discussed the formation of committees to investigate interest in the expansion of the District's boundaries to include those residents within the boundaries of the HOA but not within the boundaries of the District ("**Additional Areas**"). Several persons present stated that they were on the annexation committee for their area and had distributed a survey to determine the level of interest by the residents of the Additional Areas to be annexed. The residents expressed frustration that there appeared to be little

interest by the other residents of the Additional Areas in annexation into the District. After discussion, upon a motion duly made by Director Crosby and seconded by Director Mushtaler, the Board voted unanimously to: (1) approve the brochure, as drafted; and (2) authorize submission of the brochure to the annexation committees for use as needed.

The Board then considered the Resolution discussed earlier in the meeting. After a brief discussion, upon a motion duly made by Director Mattox and seconded by Director Crosby, the Board voted to approve the Resolution, including the approved policies discussed above. The Resolution was approved with Directors Mattox, Crosby, Jistel, and Rachkind voting in favor and Director Mushtaler voting against the motion. A copy of the Resolution, thus approved, is attached hereto as an exhibit to these minutes.

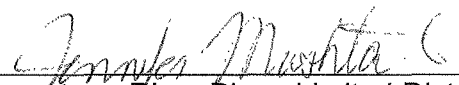
The Board next reviewed an ORDER OF THE BOARD OF DIRECTORS OF RIVER PLACE LIMITED DISTRICT AMENDING PARK RULES (the "Order"). Mr. Evans detailed the changes to the District's Park Rules. After discussion, upon a motion duly made by Director Crosby and seconded by Director Mattox, the Board voted unanimously to approve the Order as presented. A copy of the Order is attached to these minutes and shall be considered an exhibit.

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

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.

Director Jistel reported that an Easter egg hunt was held on the previous Saturday. He stated that the weather was good and that the event was a success. He also noted that Dads in the Hood was also held and was well attended.

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  
April 23, 2019

1. Directors Packet;
2. Resolution adopting Nature Trail Policies; and
3. Order amending the District's Park Rules.