**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF**

**THE RIVER PLACE LIMITED DISTRICT**

**March 22, 2022**

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 **March 22, 2022,** 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, except Director Vogdes, thus constituting a quorum.

Also present were Makenzie Scales and Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; Matt Conkey, a resident of the District; and Zachariah T. Evans and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney.

Upon calling the meeting to order, Director Jamieson noted that Mr. Conkey wished to address the Board during the citizen communications portion of the meeting.

Next, the Board considered the consent agenda, including approval of the minutes of the February 9, 2022, regular Board of Directors meeting and payment of 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 February 9, 2022, regular Board of Directors meeting, as written.

The Board then heard from Mr. Conkey. He addressed the Board and stated he was in attendance to address the issue of pickleball courts at the District’s parks. He requested that the District’s basketball courts be restriped to allow persons to play pickleball on the courts. Director Jistel noted that the District planned to resurface the basketball courts in the near future and could install pickleball lines at that time. The Board discussed the matter at length. No formal action was taken at this time.

The Board then addressed the status of the District’s Nature Trail (the “**Trail**”). Director Jistel reported that the Trail donation box had received $1,325.00 in donations over the past month. He then detailed with the Board issues along the Trail. He noted that a Pecan tree had died and fallen across the Trail, but was removed at a total cost to the District of $500.00. Director Jistel continued that a large rock had fallen onto an area of the Trail and that removing the rock was not possible due to costs. He then presented a proposal from Environmental Survey Consulting (“**ESC**”) to relocate the Trail around the boulder at a total cost to the District of $1,878.00. He noted that the work would not begin until September of 2022 due to required protections for the habitat of the golden cheeked warbler. After review, upon a motion duly made by Director Jistel and seconded by Director Rachkind, the Board voted unanimously to approve the proposal from ESC, as presented. A copy of the proposal is included in the Board Packet; which packet is attached hereto as an exhibit to these minutes.

Director Jistel then noted that the District’s sports fields were in good shape. He added that the River Place neighborhood garage sale was scheduled for May 7, 2022, and that a bulk pickup would need to be made scheduled with the District’s solid waste collector to collect residents remaining items. Ms. Scales confirmed that she would schedule the pickup.

Next, Ms. Scales presented an amended contract with Waste Connections Lone Star, Inc. (“**Waste Connections**”), for solid waste collections services for the District. She stated that the Waste Connections was presenting two options for the Board’s consideration: (1) a starting rate of $17.95 per month per each residential unit to include a fixed consumer price index increase not to exceed five percent per annum; or (2) a fixed rate of $20.95 for five years. After discussion, upon a motion duly made by Director Jamieson and seconded by Director Mattox, the Board voted unanimously to approve the contract with Waste Connections for a starting rate of $17.95 with a fixed consumer price index increase not to exceed five percent increase per annum.

The Board next discussed a request from the persons from Travis County regarding the Balcones Canyonlands Conservation Plan (“**BCCP**”) to “swap land.” Director Jamieson explained that there was piece of property that was listed in the Travis County Real Property records as being owned by the District, and he wanted to confirm if the District actually still owned the property. Mr. Evans stated that it was likely that the District no longer owned the property, as it was conveyed to the City of Austin (the “**City**”), pursuant to the District’s Strategic Partnership Agreement with the City by “operation of law.” A lengthy discussion ensued, after which the Board agreed that ownership of the property should be confirmed. No action was taken.

The Board then discussed the May 7, 2022, Directors Election (the “**Election**”). Mr. Evans stated that as the agent for the District, McGinnis has certified that no more than three persons had filed to be listed on the ballot as candidates for Director of the District and that no persons had filed as write-in candidates for the Election. Mr. Evans explained that the Board could now declare the unopposed candidates elected to office and avoid further costs associated with the holding of an election, pursuant to Section 2.053 of the Texas Election Code. He explained that the new terms of office of Directors Rachkind, Vogdes, and Mattox would commence at the first meeting after the Election, at which time they would be required to take the Oath of Office. He then presented the ORDER OF THE BOARD OF DIRECTORS OF THE RIVER PLACE LIMITED DISTRICT: CANCELING THE MAY 7, 2022, DIRECTORS ELECTION AND DECLARING UNOPPOSED CANDIDATES ELECTED TO OFFICE; PROVIDING FINDINGS OF FACT; AND PROVIDING FOR AN OPEN MEETING (the “**Election** **Order**”). After consideration, upon a motion duly made by Director Jistel and seconded by Director Jamieson, the Board voted unanimously to: (1) approve the Election Order; and (2) declare the following unopposed candidates elected to office: Ivar Rachkind, David Vogdes, and Tim Mattox. Mr. Evans also pointed out that a copy of the Election Order would be posted at the District’s regular polling places on Election Day. A copy of the Election Order is included in the Board Packet.

The next item of business before the Board was the District’s support of the March 29, 2022 presentation to the City’s Zone and Platting Commission regarding development at Milestone and Milky Way. The Board discussed the issue at length. No action was taken on this item.

Ms. Scales next reviewed the General Manager’s Report, a copy of which is included in the Board Packet. Ms. Scales summarized a list of repairs and maintenance performed within the District during the past month. She then reported that although Inframark had received a proposal in the amount of $5,944.36 from T.F. Harper for installation of chipped wood in the playscape areas in all the District’s Parks, Inframark was still waiting on a proposal from another vendor. After consideration, upon a motion duly made by Director Jistel and seconded by Director Jamieson, the Board voted unanimously to approve the installation of chipped wood in the playscape areas of the District’s Parks by the vendor with the lowest proposal and in an amount not to exceed $6,000.00.

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 stated that overall the District’s revenues were higher than budgeted and that the District’s 2021 tax levy was 98 percent collected.

The Board then confirmed the District’s next Board meeting for April 26, 2022, at 7:30 p.m.

There being nothing further to come before the Board and no future agenda items to discuss, the Board voted unanimously to adjourn the meeting.



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Secretary, River Place Limited District

Board of Directors

River Place Limited District

Attachments

March 22, 2022

1. Board Packet.