**MINUTES OF THE BOARD OF DIRECTORS OF**

**RIVER PLACE LIMITED DISTRICT**

**June 27, 2023**

The Board of Directors (“**Board**”) of River Place Limited District (“**District**”), of Travis County, Texas, met in regular session that was open to the public, onthe above-referenced date, at River Place Country Club, located at 4207 River Place Boulevard, Austin, Texas 78730, at 7:30 p.m., pursuant to notice duly given in compliance with law.

Director Freeman called the meeting to order and called the roll of the Board, to wit: **Joe Freeman**, President; **Arthur Jistel**, Vice President; **Ivar Rachkind**, Treasurer; **Tim Mattox**, Secretary; and **Vince DiLoreto,** Assistant Secretary-Treasurer. With all Directors present, except Directors Freeman and Rachkind, a quorum was established.

Also present were Makenzi Scales of Inframark (“**Inframark**”), the District’s General Manager; and Zachariah T. Evans of the Law Office of Zachariah T. Evans (“**Evans Law**”), the District’s Attorney.

Upon calling the meeting to order, Director Jistel noted that no citizens were present to address the Board.

Next, the Board considered the consent agenda, including payment of the District’s bills and expenses. Director Mattox made a motion to approve the consent agenda; Director DiLoreto seconded; and the Board voted unanimously to approve the motion.

Next, Director Jistel reviewed with the Board the District’s draft financials over the previous month. He noted expenditure line items relating to a backflow prevention device installed in District facilities and maintenance related thereto. Ms. Scales reviewed expense line items related to the installation of the backflow prevention device, which included travel time for Inframark’s specialist and overhead related to the maintenance. Ms. Scales indicated Inframark would provide a credit to the District for a portion of those expenses. Additional discussion ensued.

The Board then discussed and then decided to move their regular meetings to the fourth Wednesday of each month at 5:30 p.m., due to River Place Country Club meeting room availability and associated board meeting expenses. Ms. Scales indicated she would coordinate the new meeting time and date with River Place Country Club.

Director Jistel then updated the Board on the status of the District’s Nature Trail (“**Trail**”) and parks facilities operations, including general operations, events, and Trail donations received over the past month. Director Jistel also updated the Board on upcoming Fourth of July celebration activities within the District. Director Jistel also discussed an ongoing Boy Scouts parks improvement project wherein a Scout is performing safety improvements along the Trail. The Board also discussed logistics relating to the assignment of Sheriff’s Deputies who provide law enforcement services within the District and the ticket-takers who collect Trail entry fees from users on the District’s behalf.

Director Jistel and Ms. Scales then updated the Board on the status of the District’s efforts to install pickleball courts (“**Courts**”) within the District. Director Jistel indicated the original plans for installing the Courts may have to be altered due to the original anticipated placement being within the 500-year floodplain. He relayed to the Board additional information that Gray Engineering (“**Gray**”), the District’s engineer, provided about engineering, permitting, and construction matters relating to the Courts. Director Jistel indicated Gray anticipates having an estimate of construction start and finish dates soon.

Next, Ms. Scales reviewed the General Manager’s Report, a copy of which is included in the Board Packet and attached hereto as an exhibit to these minutes. She summarized a list of repairs and maintenance performed within the District, as well as the status of overall District operations during the past month.

Finally, the Board scheduled their next regular meeting for Wednesday, July 26, 2023, at 5:30 p.m.

There being no further business, the Board adjourned.

[*Execution page follows*.]



Tim Mattox, Secretary

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Attachments

1. Board Packet