

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

November 24, 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 **November 24, 2020**, 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 Director Jamieson, thus constituting a quorum.

Also present were Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; and Lecelle Clarke, and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney.

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

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the October 27, 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 October 27, 2020, regular Board of Directors meeting, as written.

At this point, Director Jamieson arrived at the meeting.

The next item of business before the Board was the District’s Nature Trail. Director Jistel reported that several logs needed to be replaced along the Nature Trail and that Environmental Survey, Inc.’s, estimate to repair the trail was \$4,050.00. He continued that the repairs should be complete by the end of next week. After a question from the Board, Mr. Luft confirmed that the number of persons utilizing the Nature Trail had increased due to the recent nice weather. Director Jistel added that over the past weekend, 519 hikers paid to access the Nature Trail. He also noted that the Nature Trail donation box had received over \$4,000.00 in donations since its installation.

Director Mushtaler next stated that she had received reports that people were motor biking through areas of the Balcones Canyonlands Preserve (“**BCP**”), and questioned if any other Directors were notified of this issue. Director Jistel stated that he had not received any reports of motor bikes in the BCP. After discussion, Director Jamieson agreed to discuss the issue with representatives from Travis County.

The next item of business before the Board was an update on past agreements with the City of Austin (the “City”) regarding the BCP and the District’s Nature Trail. Director Mushtaler reminded the Board that she had received an email from a District resident claiming that the City Council had agreed in 2009 to make sections of the Cortana Unit of the Balcones Canyonlands Preserve (“Cortana”) open to the public as part of the Balcones Canyonlands Conservation Plan. Ms. Clarke reported that her office had researched the issue and found no obligation stemming from the 1996 bond issuance that required the City to expend bond funds on improvements to the BCP or Cortana. She continued that even if such improvements were envisioned in the referenced “master planning process,” the City Council determines which policies it will adopt, revise, or ultimately terminate. Ms. Clarke added that if there were plans to make improvements to the BCP/Cortana, her office has not found any reference to such plans. She told the Board that if the Board wants to do additional research, her office could submit a public information request to the City and see what information is provided. No action was taken on this item.

Mr. Luft next reviewed the General Manager’s report in its entirety and as included in the Board Packet. He reported that a ceiling fan at the Woodlands Park Pavilion had fallen on November 4, 2020. As a result, he stated that all four fans at the Woodlands Park were replaced as well as all four fans at Sun Tree Park at a total cost to the District of \$1,760.00.

Director Jistel then reported that Texascapes, Inc., the District’s Landscaper, had left several bags of Turface field conditioner for the District. He continued that he was installing the Turface on the District’s sports fields as needed. He then stated that Joe Carter removed a dead pecan tree from the District at a total cost of \$500.00. Director Jistel then updated the Board on the status of the District’s irrigation system and the items needing repair.

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.

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 several tennis players had complained that tree branches were overhanging the District’s tennis courts and should be removed.

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 be "B. J. Jistel", written over a horizontal line.

Secretary, River Place Limited District
Board of Directors

River Place Limited District
Attachments
November 24, 2020

1. Board Packet.