**MINUTES OF THE BOARD OF DIRECTORS OF**

**RIVER PLACE LIMITED DISTRICT**

**STATE OF TEXAS §**

**COUNTY OF TRAVIS §**

**October 25, 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, on the above-referenced date, at River Place Country Club, located at 4207 River Place Boulevard, Austin, Texas 78730, at 5:30 p.m., pursuant to notice duly given in compliance with law.

 Director Jistel 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, a quorum was established.

Also present were Makenzi Scales and Elizabeth Reeves of Inframark (“Inframark”), the District’s General Manager; and Steven Minor, of Gray Engineering (“Gray”), the District’s Engineer.

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

 Next, the Board considered the consent agenda, including approval of the minutes of the Board’s previous meeting; account transfers; and payment of the District’s bills and expenses. Director Rachkind made a motion to approve the consent agenda; Director Mattox seconded; and the Board voted unanimously to approve the motion.

 The Board next discussed the transition of bookkeeping services from Inframark IMS, the District’s outgoing bookkeeper, to Artisan. Inframark IMS will be assisting Artisan in completing the District’s audit for FY2022-2023. After discussion, Director Rachkind moved to engage Artisan; Director Freeman seconded; and the Board voted unanimously to approve the motion. Director Rachkind went on to express his displeasure with how Inframark IMS handled operations up until then and voiced concern about the transition being completed properly.

 Mr. Minor then reviewed with the Board the status of the pickleball court installation within the District’s park facilities and Gray’s work on the project today. Mr. Minor stated Gray had begun the permitting process over with the City of Austin due to the City’s arguing that Gray’s submission constituted a site plan revision vis a vis a new site plan. Mr. Minor noted this would lead to sunk costs and further delays. After significant deliberation, the Board opted to pause the project, at least until their December board meeting. They asked Steven to come back in and gave him specific directives to provide the board with itemized cost detail and an itemized project plan with costs and dates.

 The Board then reviewed and discussed the District’s monthly financial report, as provided by Inframark. A copy of the financial report is included in the Board’s meeting packet, which is attached hereto and fully incorporated for all purposes.

 Director Jistel then provided a summary of maintenance and other operations relating to the trails and other park space within the District.

 Finally, the Board scheduled their next regular meeting for Tuesday, November 14, 2023, at 7:00 p.m.

There being no further business, the Board adjourned.



Tim Mattox, Secretary

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Attachments

1. Board Packet