

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

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

Also present or joining during the meeting were Jesse Kennis and Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; Richard Fadal of TexaScapes, Inc., the District’s Landscaper (“**Texascapes**”); and Zachariah T. Evans and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney. Members of the public were also in attendance.

Upon calling the meeting to order, Director Mushtaler noted that there were several residents in attendance who wished to address the Board during the Citizen Communications portion of the meeting.

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the May 26 2020, 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 May 26, 2020, regular Board of Directors meeting, as written.

The Board then heard comments from those present.

A resident first addressed the Board regarding the topic of the maintenance and availability of the District’s sports fields. He questioned if the Board could maintain the fields in a different manner to allow for more usage of the fields during the year. He added that he was in favor of sports fields following the local school schedules. Director Jistel explained that the District currently closes the fields for maintenance in May to allow the reseeded fields to be sufficiently established to survive the hotter summer temperatures. He added that maintaining the fields at this time also allows for more grass growth and less irrigation. Director Jistel then stated that during the past week, Texascapes aerated and applied fertilizer to the sports fields. However, he pointed out that the fields were only removed from service for one day during this time. Director Mushtaler explained that in the past the District had brought in several professional landscapers to try and determine the best and most-cost effective way for the District to maintain its sports fields. She stated that

basically the District was face with two options: reduce the time on the fields to reduce the maintenance on the fields, and thus costs; or increase the maintenance of the fields to allow for more use of the fields, at a significantly higher cost to the District. She continued that the Board decided to limit heavy usage of the fields to allow for the highest level of usage by residents at the lowest costs. Director Mattox added that the Board had recently approved taking down soccer goals to try and reduce wear on the fields and optimize the use of the fields by families within the District. A lengthy discussion ensued. Director Mattox requested that the resident provide Director Jistel with the times of the year when, in the resident's opinion, closure of the fields would be most problematic.

The Board next heard from Preston Allen. Mr. Allen requested that the District have a parade for the 4th of July celebration. Director Mushtaler explained that the District would be working with the River Place Homeowners Association (the "HOA") regarding the celebration and would send out a coordinated message regarding the plans for the celebration.

The next item of business before the Board was the District's Nature Trail. Director Mushtaler stated that the Nature Trail program continued to operate as expected. Director Jistel reminded the Board that Lost Creek Limited District ("Lost Creek") had adopted a program to institute user fees for non-resident visitors at the Lost Creek Greenbelt that borders Barton Creek. He added that he had spoken with a representative from Lost Creek who stated that the Lost Creek program appeared to be going well. Director Jistel then detailed with the Board the numbers of persons utilizing the District's Nature. He added that he had rescued four hikers off the trail during the past weekend. Director Mushtaler reported that she and Director Jamieson were in discussion with representatives from the Balcones Canyonlands Preserve system regarding a possible re-routing of the Woodlands Park entrance to the Nature Trail.

The Board then discussed possible options to resolve the parking issues associated with the use of the Nature Trail and District parks. Director Jamieson detailed with the Board his understanding regarding ownership of the land surrounding the surface water treatment plant and the wastewater treatment plant owned by the City of Austin. He continued that it was his belief that the District retained ownership of the land around, but outside the immediate location of both facilities. He stated his understanding that this land, if owned by the District, could be utilized in the future as a possible parking location for persons accessing the District's Nature Trail and park system. He questioned if a meeting between himself and the District's Attorney could be scheduled to go over the issue, and Mr. Evans responded in the affirmative.

Director Jistel then reported on a camp site constructed along the Little Fern Nature Trail entrance. He explained that some youth had constructed the camp site, but that after contacting the youth's parents, the campsite was removed.

The Board next considered a District newsletter. Director Mushtaler explained that in the past the District had provided a regular newsletter to its residents, and she suggested sending out a newsletter detailing the events happening within the District. The Board discussed options for obtaining a complete address listing of District residents. Mr. Kennis explained that the costs of a "mail out" to District residents would be between \$500.00 and \$1,000.00 per mail out. Director Jamieson noted that having accurate contact information

for residents would be beneficial during an emergency for providing information to residents. Mr. Kennis stated he would research options for obtaining and maintaining a District resident database. Director Mattox suggested that District information could be included in other publications already being mailed to District residents, and the Board agreed.

Director Jistel next reported that the District ponds were recently stocked with minnow, perch and sunfish.

Mr. Kennis then reviewed the General Manager's report in its entirety and as included in the Board Packet. He reported on recent graffiti within the District. The Board discussed the issue at length, including options to deter future graffiti within the District. After a questions from the Board, Mr. Evans responded that the District had the authority to determine how best to clean up the graffiti.

The Board next considered a proposal from Texasclapes in the amount of \$1,147.00 to make repairs to the District's irrigation system. After discussion, upon a motion duly made by Director Rachkind and seconded by Director Jamieson, the Board voted unanimously to approve the proposal as presented. A copy of the proposal is attached to these minutes as an exhibit.

Next, the Board discussed the hours and costs to man the Nature Trail. After consideration, the Board agreed that the District would pay upfront the entire costs to provide security services for the Nature Trail with the HOA to repay half the costs back to the District. Mr. Luft confirmed that he would create a billing system for security costs to the HOA going forward. Mr. Kennis stated that he would continue to schedule the ticket takers at the entrances to the Nature Trail, as needed.

Mr. Luft then 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.

There being nothing further to come before the Board, the meeting was adjourned



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Secretary, River Place Limited District
Board of Directors

River Place Limited District
Attachments
June 23, 2020

1. Board Packet; and
2. Proposal from Texascares for repairs to the District's irrigation system.