

MINUTES
OF THE BOARD OF DIRECTORS MEETING OF
RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

DATE: Tuesday, February 13, 2018

PLACE: River Place Country Club
Conference Room
4207 River Place Blvd.
Austin, TX 78730

Executive Session: The Board entered into Executive Session at 5:30 p.m. to discuss confidential matters, and adjourned at 6:36 p.m.

Call meeting to order: Scott Crosby called the meeting to order at 6:40p.m. A quorum was established. Present were: Scott Crosby, Richard Butler, Ivar Rachkind, Grant Walker, Tim Mattox, Bob Almand, Walid Kobrosly, and Brenda Langford. Vangie Bocanegra with Certified Management of Austin.

Guest Speaker: Officer John Gabrielson #5342, Senior Police Officer with the Austin Police Department.

Homeowner Forum: Owners expressed the following concerns to Officer Gabrielson. Speeding in River Place, Blocking the Box at the entrance of River Place Blvd/2222, Traffic enforcement, alarm permits, more office presence in the community, safety/evacuation plan for River Place, and Crossing signs on Big View by Woodlands Park. CMA will provide the City of Austin Police Department a gate code for all the sub gated communities in River Place.

Treasurer Report: Ivar Rachkind reported \$562,329 as the end assets as of 12-31-2017.

Minutes: Tim Mattox made a motion to approve the January meeting minutes. Brenda Langford seconded. Motion passed unanimously. Meeting minutes are posted on River Place website. www.riverplacehoa.org

New Business

- Tom Hendricks, River Place architectural chair presented the architectural committee recommendations and guidelines for installing locking mailboxes. These new guidelines will be approved at the March board meeting.

The RiverPlaceHOA.org website will include the new guidelines, approval process and a drawing that will show owners how incorporate United States Postal Service (USPS) approved locking mailboxes into the established River Place mailbox enclosure design.

- Brenda Langford made a motion to appoint Darcy Myers to the River Place architectural committee. Ivar Rachkind seconded. Motion passed unanimously.

- Scott Crosby made a motion to install a new dog station on Big View/Planter Wood due to several dog complaints of droppings in that area. Bob Almand seconded. Motion approved unanimously. We ask that all pet owners please be kind and please pick up after your pet.

- Scott Crosby made a motion to remove the courtesy notice in the current violation process and to reduce the violation cure period to 15 days instead of 30 days. However, State Statute requires the first 209 letter give owners 30 days to cure any and all violations, after that the cure period will be 15 days instead of 30 days. Richard Butler seconded. Motion passed unanimously

●Richard Butler resigned. The board thanked Richard Butler for being dedicated, and appreciates all his efforts on making decisions based on what was best for the entire HOA membership

Milestone Update: No new action has been taken by Milestone. The landowner is also still in contract with Milestone.

Limited District (formerly the MUD)

The limited district election meeting will be held on May 5, 2018. Ivar Rachkind announced that he will be running for a Board position on the Limited District. Scott Crosby made a motion to support approval of the Limited District and to send out communication via email, next-door, newsletter, and post a notice on the entrance marquee sign and to spend up to \$250.00 for yard signs. Bob Almand seconded. Motion passed unanimously.

The Limited District MUD submitted a request to participate in funding a crosswalk by the lower trail entrances. Total cost is \$8k. The board unanimously declined this request noting that the parking issues relates to the Park and Trail and should be funded by the Limited District which manages those facilities.

Traffic Committee-No traffic reports received in January. CMA will follow up with Travis County.

Community Events- Volunteers needed for the Easter Egg Event and the Dads in the Hood. If you are interested in volunteering for next year's River Place committee events please contact CMA.

BCP. No Report

Firewise Committee: Randall Jamieson volunteered to take the Firewise Chair Position. The Board will be reviewing the current fire wise policy. If you are interested in serving on this committee please contact CMA.

CONA/2222 Update: Brenda Langford is River Place CONA/2222 representative. The board discussed the proposed development of a storage facility on Champion Tract 1C located on the north of 2222 at City Park Road.

Scott Crosby made a motion to move forward with support of Champion Tract 1C with the restrictive covenant and authorize Benda Langford to sign on behalf of River Place. Richard Butler seconded. Motion passed unanimously.

C&R'S/Manager Reports/update:

- Echelon continues to clean and treat the pond. The fountains have been turned back on, and Echelon will monitor in case of future inclement weather.
- Echelon continues to perform their monthly irrigation checks and repairs. There is another leak at the corner of River Place Blvd & 2222 and this is being investigated. This area system is currently off.
- The City of Austin construction located on River Place Blvd & Merrywing is completed.
- CMA sent out 66 Parking violation letters and 39 CC&R violation letters.

Adjournment: No further business Bob Almand made a motion to adjourn at 7:50 p.m. Ivar Rachkind seconded. Motion passed unanimously. The next homeowner forum board meeting will be held on Tuesday, March 20, 2018 from 6:30 p.m. to 7:00 p.m.