

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

DATE: Tuesday, January 9, 2018

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

Executive Session: The Board entered into Executive Session at 5:40 p.m. to discuss confidential matters, and adjourned at 7:00 p.m.

Account #14057- Owner is requesting to change their current mailbox to a lockable box. The boards requested the Architectural Committee review options and bring a recommendation to the Board, and further recommended that the committee work with the homeowner on reaching a conclusion.

Account #13828- Contacted by Stewart Lender Services regarding amount due. Lien still in place. No new update. Account is currently with Fannie Mae legal team. No new communication and the account is still in the owner's name.

Account #13820- Owner sent in dispute to waive parking fines. Owner has not send in parking request form. CMA will continue to follow the River Place violation process.

Account #28936- Owner sent in dispute to waive parking fines. The board unanimously voted to waive the fines after six (6) months of being in compliance.

Call meeting to order: Scott Crosby called the board meeting to order at 7:05 p.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 and Peggy Kuhns with Certified Management of Austin.

Jimmy Flannigan, Austin City Council District 6 representative. Addressed many subjects and questions from the audience including the new Police contract, New City Manager, Utility rates, Roads, CodeNext and the prosed apartment development at City Park Road and 2222 (Champion Tract 3) . CodeNEXT is the City of Austin initiative to rewrite the outdated and complicated Land Development Code.

The Land Development Code sets requirements for what, where, and how much can be built in Austin. A new codenext draft will be coming out in February 2018. Mr. Flannigan also reported that the 2222 bypass is still mowing forward, and additional lanes will be added on 2222. All updates can be found at <http://www.atxd6.org>. You may also contact Jimmy Flannigan at:

Jimmy Flannigan

Jimmy.Flannigan@austintexas.gov

District 6 | Council Member

Austin City Hall

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Homeowner Forum:

An owner expressed their concerns regarding parking and the current violation process frequency. The board will revisit the current policy at next month's meeting.

An owner expressed their concerns about the upcoming election on the limited district. Because the Limited District cannot promote approval of the Limited District to continue managing the parks, trails and solid waste disposal. He would like the HOA to send out more communication out to owners about the economic impact and how to vote. The board indicated they support the Limited District and will coordinate efforts with that organization.

Treasurer Report: Ivar Rachkind reported \$491,774 total assets as of 12/31/2017 including \$175,790 of prepaid assessment.

Minutes: Ivar Rachkind made a motion to approve the October 2017 meeting minutes. No meeting was held in September. Richard Butler seconded. Motion passed. Brenda Langford abstained. Meeting minutes are posted on River Place website. www.riverplacehoa.org

New Business

- Joe Hebbe, with the Austin Police Department Region II District Representative will be invited to attend the February meeting to explain how the Austin Police department will service River Place.
- Several Board members will be meeting with TxDot and the COA on improvements to the entrance at RP Blvd and 2222. The proposed plan is to 4 lanes exiting the community. Two left turn lanes, and two right turn lanes. The lanes will extend to the monument and this improvement will be funded by TxDot. The alternating traffic lights will also be eliminated providing for concurrent left hand turns from both the north and south of 2222 on RP Blvd.
- Walid Kobrosly reported that the River Place architectural committee is in the process of interviewing two candidates who have expressed interest. The architectural committee will meet and send their recommendation to the board of directors.
- The board discussed making the following changes to its meetings. First, having a quarterly meeting where we bring in speakers to talk about issues relevant to our community. Second, to approve and post the minutes of the current month's meeting within a week. Third, to utilize Next Door and our Website to post updates to issues between meetings. Fourth, encourage homeowners to use Next Door or to contact CMA to alert the HOA board of issues, you would like to discuss. The meeting dates will not change but the new time for homeowners forum is 6:30 p.m. to 7:00 p.m.

Milestone Update:

The zoning application with the City has expired. No new action has been taken by Milestone. The landowner is also still in contract with Milestone.

Limited District (formerly the MUD)The Trail Committee of the Limited District is scheduled to meet with the President of the Limited District on Weds 1/10/2018 to discuss new alternatives to improve parking and limit non-residents use of the trail on weekends since a previous proposal was not approved.

Traffic Committee-44 traffic citations were issued in December 2017

Community Events- Volunteers needed. If you are interested in volunteering for next year's River Place committee events please contact CMA.

BCP. No BCP clean-up will be done this year. All the owners were in agreement to not participate in the yearly clean up with the COA in 2018.

Firewise Committee: Volunteers needed. If you are interested in this committee please contact CMA.

Stan Johnson will be attending a meeting with the City of Austin on January 17, 2018. The Board is also considering making changes to its Firewise policy and will discuss this in February.

CONA/2222 Update: Brenda Langford is River Place CONA/2222 representative. A meeting is set for Thursday, January 11, 2018 to discuss further Champion tract 1 & 3.

Landscape/Irrigation/Pond Update:

- Echelon found the leak at the entrance of 2222/River Place Blvd. The leak was a line between two remove valves.

C&R'S/Manager Reports/update:

- CMA sent out 110 parking violations and 89 CC&R violations
- CMA will send Tom Hendricks copies of the standard ACC letters
- Holiday lights were vandalized. EZ lighting also replaced two timers and three (3) GFI outlets.

Adjournment: No further business Ivar Rachkind made a motion to adjourn at 8:40p.m. Brenda Langford seconded. Motion passed unanimously. The next board meeting will be only an open homeowner forum meeting. It will be held on Tuesday, February 14, 2018 from 6:30 p.m. to 7:00 p.m.