

# RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

## 2020 Annual Homeowners' Meeting

Due to Covid 19 restrictions and for the safety of our members the 2020 Annual Homeowners Meeting of the River Place Residential Community, Inc. ("Association") will be held virtually and the election handled with online voting. The meeting will be held as followed:

**Date:** December 2, 2020  
**Time of Meeting:** 6:00 pm – 8:00 p.m.  
**Zoom Conference:** [www.zoom/join](https://www.zoom.us/j/83660173309)  
**Meeting Login:** <https://us02web.zoom.us/j/83660173309?pwd=ckdlM1EwWXNtUmxDzVXVGRORT11dz09>  
**Meeting ID:** 836 6017 3309      **Passcode:** 127510  
**Dial by your location:** +1 346 248 7799 US

Important agenda items will be: Report of officers and committees and the election of three (3) owners to the board of directors. As a reminder, the monthly financials are posted on the HOA website and can be reviewed online at [www.riverplacehoa.org](http://www.riverplacehoa.org) and will not be included in this meeting notice packet.

This year all voting will be done electronically using a third-party representative. This is a safe and efficient method to increase participation while saving both time and money. Each property with an email on file will receive an email invitation to vote from the Rim Rock voting site. Please be sure to add this email address [riverplace@ivotehoa.com](mailto:riverplace@ivotehoa.com) to your safe sender list/address book so you can participate in the vote. If you do not receive the email by November 6, 2020 (or require a paper ballot) please contact the office at [frontdesk@cmaustin.com](mailto:frontdesk@cmaustin.com). Each vote cast will also count towards the 10% quorum requirement.

Voting online is easy and quick! You will have three steps!

1. Receive the email and click the link to go to the voting site.
2. Register for the vote by entering your name, email, and creating a password
3. Make your choices on the ballot and submit

When your vote is complete, you will receive both an onscreen confirmation and an email that the vote has been recorded. The entire process takes only a few minutes - less time than it did to read these instructions!

In accordance with state law, owners in the River Place Residential Community Association, Inc. were provided the opportunity to submit their name for nomination by completing the nomination form that was sent in advance to all owners on record via email.

There will also be a short meeting of the newly elected board immediately following the annual meeting to elect officer positions.

If you have any questions regarding the meeting or proxy, please call our office at 512- 339-6962.

**DATE OF NOTICE: NOVEMBER 3, 2020**

### Agenda

# RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC

## Agenda

Annual Homeowners' Meeting  
Wednesday, December 2, 2020

- Call to Order & Confirm Quorum
- Proof of Notice of Meeting
- Approval of Prior Minutes
- Reports of Officer's
  - President's Report
  - Treasurer's Report
  - Committee Reports
    - Landscape Committee and Construction Update
    - Fire Wise Committee
- Election of three (3) Owners to the Board of Directors
- Open Forum: 3 minutes per homeowner
- Adjournment

There will be a short Organizational Meeting of the newly elected board immediately  
Following the adjournment of the Annual Meeting to elect officers

# RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

## 2020 Annual Meeting Meet the Candidates

### Randy Jameison

My wife Janet and I moved to Austin, from Houston, in 2009. Janet is a transactional attorney and I have a private practice as a Human Factors, safety consultant. I have over 35 years of front-line and senior management experience managing rail, marine and public transportation operations throughout the US and Canada. I have been responsible for large scale change-management projects and facilitated consensus among numerous multi-stakeholder groups. Our children are grown and on their own which affords me time and attention to devote to our community's current and future needs.

In 2016, I became a member of The Greens of River Place HOA Board and accepted the position of vice president of The Greens HOA in 2017. In 2018, I became a member of the River Place HOA Board. In 2018 I also completed the National Fire Protection Association ("NFPA") Firewise Training Program. Since then I have conducted over fifty pro-bono Home and Property Wildfire Risk Assessments for residents in River Place, Steiner Ranch and Jester Estates. In 2019, the Austin Fire Department – Wildfire Division (AFD-W) appointed me as a Firewise Ambassador for the City of Austin. In this role I have expanded the scope of my work to help educate residents and build resiliency within our community to prepare for, respond to and recover from the potential devastating effects of wildfire. Some of the work I have been doing in our community include:

- Development of a Wildfire Mitigation Strategy and memorandum of understanding between AFD-W and the River Place Country Club for the systematic and controlled use of the
- golf club's fairway irrigation system to create a "fire break-wall of water" in the event of a wildfire. The scope of this work expanded in 2019 to provide for safe refuge area for River Place residents;
- Collaborated with AFD-W, Travis County Fire Rescue, Comanche Trail Fire Drill Committee, City of Austin and Travis County Fire Marshall's offices, and Commissioner Shea in the development and execution of the Comanche Trail Fire Drill exercise. Following the exercise, I developed a "How to Conduct a Neighborhood Fire Drill Guidelines" for use by neighborhoods throughout Austin and Travis County;
- Facilitated Wildfire Preparedness Media Tours in River Place (2019 & 2020);
- Facilitated AFD-W's first, hands-on Wildfire Operational Readiness training. The training was executed in River Place, June 10, 2020 and involved several AFD battalions from the surrounding area. This exercise not only provided hands-on training but also helped familiarize AFD firefighters with River Place;

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- Collaborated with the Austin Firefighters Association to help secure funding to ensure that all Austin firefighters are provided hands-on Willdfire Operational Readiness training;
- Currently collaborating with AFD-W to develop wildfire readiness and evacuation plans for River Place. When completed this plan will be used as a prototype for all other communities throughout Austin and Travis Country;
- Currently collaborating with AFD-W to develop a comprehensive Community Wildfire Protection Plan for River Place. When completed this plan will be used as a prototype for all other communities throughout Austin and Travis County;
- Developed a Community Wildfire Risk Assessment tool and recently completed the pilot implementation with The Overlook at River Place HOA Board;
- Developed numerous resource documents and guidelines for residents and HOA's (e.g. Wildfire Mitigation and Fuels Reduction Best Management Practices, Community Firewise Policy and Guide, How to Plan a Neighborhood Fire Drill, etc.);
- Worked to have a teen encampment and significant fire hazard removed from River Place HOA wildlands at no expense to the River Place HOA;
- Presented to the Austin City Platting and Zoning Commission and Austin City Council regarding the risk of high-density development in high wildfire risk areas of River Place (Milky Way/Milestone Development);
- As a board member of the 2222/Coalition of Neighborhoods Association, represented River Place and participated in community information sessions regarding the proposed Land Development Code;
- Attended several of CM Flannigan's town hall meetings to lobby on behalf of River Place;
- Worked with Travis County traffic department to review vehicular traffic capacity of River Place and surrounding area roadways in the event of an emergency evacuation;
- Currently working with Travis County Office of Emergency Management, Travis County Fire Marshall's office and ESD-4 to revise open burning regulations;
- Currently serving in a third term as a member of the Austin Firewise Alliance; and

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- Currently serving as Acting Treasurer for Jennifer Mushtaler's campaign

My goal for my second term, if chosen, is to continue to focus on the safety of River Place residents and protecting our community assets. I have enjoyed working with my fellow board members and respectfully request your consideration to allow me to continue to serve our community for a second term.

## **Jennifer Mushtaler:**

Dr. Jennifer Mushtaler has been honored to serve on the HOA and Limited District faithfully for several years. She has served as the Secretary and currently serves as the President. She has represented RP community with other neighborhoods on rezoning hearings, road funding, Firewise concerns and preserve green spaces. She sponsored the High School Senior Parade this past spring with other neighborhood parents. She and her husband have two daughters and love this community.

## **Ivar Laurence Rachkind**

Growing up in a home in England with parents who held prominent and leadership roles in local and national, civic and charitable organizations, Rotary and Save The Children Fund to name but two, I learnt early the importance of giving back to the community in which one lives.

While at University I was a Member of the Board of the Hall of Residence (Dormitory) in which I lived for three years and held various positions including Vice President, and Treasurer. On leaving University I joined the local Rotoract (junior Rotary), again holding various Board level positions. Following relocation to another city I joined the local Round Table, a young men's civic organization, again holding various leadership positions.

In 1986 I relocated from the UK to Austin and soon joined the Kiwanis Club. Over the years I held many Board positions with responsibilities for fund raising, social activities, Treasurer, and finally Vice President. In 1993 Mary and I relocated to Des Moines Iowa, living in a new sub-division (The Woodlands). I soon joined the Board of the Home Owners Association and was appointed to various Board positions including member of the Architecture Committee, Treasurer, and ultimately President. On returning to Austin in 1998 I again joined the Downtown Kiwanis Club.

In 2006 Mary and I moved into our current house on Treasure Island Dr. I joined the Board of the HOA in 2011 and have served as the Treasurer for the last six years. I now offer myself for a fourth term on the Board.

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## **Ryan Hay**

As a new resident of River Place, I'm excited to get involved in the community. I've lived in Austin for the last 10 years and have worked as a construction project manager since 2005. I have experience in commercial, heavy civil, and residential construction, and I now own and operate a home building company. My experience puts me in a unique position to make positive changes in the community and advocate for the safety of our families, especially as it relates to community projects, infrastructure, etc. I enjoy golfing, hunting, and spending time outdoors. My wife and I have two young kids and we look forward to making new friends and being active members of the community.

**RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC.**  
**2019 Homeowners' Annual Meeting**  
**January 28, 2020**

Scott Crosby called the meeting to order at 6:01 p.m. A quorum had been confirmed.

**INTRODUCTIONS**

Scotty Crosby – President and Board Member  
Tim Mattox– Vice President and Board Member  
Ivar Rachkind – Treasurer and Board Member  
Grant Walker – Secretary and Board Member  
Walid Kobrosly – Board Member  
Jennifer Mushtaler – Board Member  
Jo Anne Hargraves- Board Member  
Bob Almand - Board Member  
Randall Jaimeson – Board Member  
Certified Management of Austin is represented by Kent Davis, Lu Fontenot and Peggy Kuhns.

**MINUTES:**

Scott Crosby asked for a motion to approve the 2018 annual meeting minutes.  
Vince DiLoreto made a motion and was seconded by Jo Anne Hargraves. Motion carried.

**PRESIDENT REPORT- SCOTT CROSBY**

Scott Crosby summarized his tenure: During my time on the Board, we continued to oversee the maintenance and management of the community's infrastructure, enforced the CCR's and hosted many community events. We also greatly expanded our role in traffic safety and lobbied for road improvements, fought zoning and property development issues impacting the community, got involved in local politics and increased our education and knowledge of Firewise, wildlands management and overall public safety.

I'm proud of what we have accomplished and want to thank my current and former Board members for their hard work, commitment and contributions to the community, their advice and counsel and their support.

In closing, I also want to wish the new Board and new member's good luck and continued success.

**TREASURER'S REPORT - IVAR RACHKIND**

We ended the 2019 year with the addition of \$54,966 to our cash reserves, resulting from a combination of higher income (13%) from items not normally budgeted, and lower than budgeted expenses (5%). If you would like to see a summary of our Year-End Financial results please contact CMA.

The Board approved a Financial Budget for 2020 at the September meeting. The budget assumes normal income and expenditures with major repairs or renovations funded from the reserves, driving an excess of expenses over income of approximately \$44,000. I am pleased to report that the annual assessment for 2020 has been held at \$260. A copy of the 2020 budget is included in your handout and will be posted on the HOA website.

**NOMINATING COMMITTEE/ELECTION OF DIRECTORS - GRANT WALKER**

Grant Walker thanked the Nominating Committee members: Randi Simmons, Christie Griffith, Jose Garcia, and Vince DiLoreto for volunteering their time to serve on the nominating committee this year. The committee recommended the following homeowners to the Board of Directors: Tim Mattox, Gavin McBryde and David Vogdes.

In addition to the nominating committee's recommended slate of candidates, the following owners have submitted their nomination and appear on the ballot: Jay Snyder, John Gillis, Robin Sullivan and Chuck Reynolds.

Scott Crosby asked for floor nominations, since there were none, Scott Crosby asked for a motion to close the floor nominations. Motion was provided by Tim Mattox and seconded by Ivar Rachkind. Motion carried.

Scott Crosby asked for 2 volunteers from the owners present and not related in any way to The Candidates, to assist with counting ballots. Thomas Hendricks volunteered.

Scott Crosby moved onto new business at this time.

**New Business:**

Scott asked the owners if there was any new business to discuss in open forum.

The following topics were discussed.

- ) APD Evacuation plan. This is being requested
- ) Milestone Development – What type of construction delays and additional units. It was explained that 30 unit with current design, an additional exit would extend units to 50 and so on for additional exits.
- ) Water treatment plant – can HOA do anything to limit the zoning requirements?
- ) US Post office box in neighborhood – No plans at this time.
- ) After spending \$16K expensed in Sheriff Patrol, however speeding and traffic issues still occurring. Not seeing much control in the Enclave Vista area. Asked if HOA had explored speed bumps and additional stops signs with the City of Austin. COA stated that no mitigation measures could be taken at this time. Board was asked if they could go back and get an updated response from the COA.
- ) Jo Anne Hargraves discussed landscaping updates along with the FM 2222 & River Place Drive road construction. She discussed 2020 plans with deferred maintenance on the ponds and the Crepe Myrtle trees along the median of River Place Drive near.
- ) Scott mentioned there will be additional lanes, 4 going out and two in.
- ) Fountain repairs and alternatives will be looked into as entry work is completed.
- ) #1 crime concerns were noted as vehicle break-ins, while #2 were teens and criminal mischief.

The ballot counts were completed and Scott Crosby announced the three new elected board members as Tim Mattox (reelected), Gavin McBryde and David Vogdes.

No Further business Scott Crosby thanked everyone for their attendance and your interest and asked for a motion to adjourn at 6:46 p.m. Tim Mattox motioned and Walid Kobrosly seconded. Motion passed unanimously.



## River Place RCA - 2021 Budget Draft

|                                      | Actual '18     | Actual '19     | Projected YE20 | 2021 Budget    | 2021 Budget Notes                |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------------------------|
| <b>INCOME</b>                        |                |                |                |                |                                  |
| <b>Assessment Revenue</b>            |                |                |                |                |                                  |
| 43000 Annual Dues                    | 310,980        | 301,290        | 296,413        | 287,508        | Annual Dues @ \$260 * 1140 * 97% |
| 43015 Villages at RP                 | 24,863         | 12,953         | 15,027         | 10,000         | Recover '20 expenses (25%)       |
| 43200 CCA (River Place Country Club) | 19,890         | 10,362         | 12,500         | 8,000          | Recover '20 expenses (20%)       |
| <b>TOTAL ASSESSMENT INCOME</b>       | <b>355,734</b> | <b>324,605</b> | <b>323,940</b> | <b>305,508</b> |                                  |
| <b>Other Receivables</b>             |                |                |                |                |                                  |
| 43000 Late fees                      | 7,600          | 7,993          | 6,180          | 0              | don't budget                     |
| 43001 Interest                       | 3,496          | 9,717          | 8,643          | 0              | don't budget                     |
| 43002 Legal                          |                | 4,325          | 495            | 0              | don't budget                     |
| 43006 Decals                         | 420            | 710            | 1,480          | 600            | past experience                  |
| 43007 Transfer Fees                  | 2,200          | 2,175          | 9,350          | 4,500          | '20 experience                   |
| 43010 Misc.                          |                | 225            | 530            | 0              |                                  |
| 43011 Fines                          | 8,995          | 10,746         | 7,610          | 0              | don't budget                     |
| 43012 NSF                            |                | 150            | 75             | 0              | don't budget                     |
| 43014 Dads In The Hood               | 7,780          | 7,060          | 0              | 7,500          | past experience                  |
| 43020 ACC Submittal                  | 200            | 450            | 0              | 0              | don't budget                     |
| <b>TOTAL OTHER RECIVABLES</b>        | <b>30,691</b>  | <b>43,551</b>  | <b>34,363</b>  | <b>12,600</b>  |                                  |
| <b>Total Income</b>                  | <b>386,425</b> | <b>368,156</b> | <b>358,303</b> | <b>318,108</b> |                                  |
| <b>EXPENSES</b>                      |                |                |                |                |                                  |
| <b>PROFESSIONAL SERVICES</b>         |                |                |                |                |                                  |
| 45000 Management Fees                | 57,000         | 61,750         | 52,250         | 57,000         |                                  |
| 45001 CMA Admin Reimbursements       | 16,091         | 18,603         | 21,813         | 20,000         | '19 and '20 experience           |
| 45002 Legal HOA                      | 17,461         | 1,546          | 1,276          | 12,000         | '19 experience incl. Collections |
| 45003 Legal Collections              | 2,145          | 2,865          | 1,040          | 0              |                                  |
| 45004 Audit/Tax Preparation          | 3,700          | 3,900          | 4,325          | 4,000          |                                  |
| 45900 Design Review Expense          | 500            | 0              | 900            | 450            |                                  |
| <b>TOTAL PROFESSIONAL SERVICES</b>   | <b>96,897</b>  | <b>88,664</b>  | <b>81,604</b>  | <b>93,450</b>  |                                  |
| <b>BANK</b>                          |                |                |                |                |                                  |
| 60000 Bank Charges                   | 20             | 60             | 10             | 0              | don't budget                     |
| <b>TOTAL Bank Charges</b>            | <b>20</b>      | <b>60</b>      | <b>10</b>      | <b>0</b>       |                                  |
| <b>COMMON</b>                        |                |                |                |                |                                  |
| Firewise                             | 918            | 0              | 0              | 400            | quarterly committee meetings     |
| <b>TOTAL COMMON</b>                  | <b>918</b>     | <b>0</b>       | <b>0</b>       | <b>400</b>     |                                  |
| <b>COMMUNITY</b>                     |                |                |                |                |                                  |
| 80999 Garage Sale                    | 0              | 0              | 0              | 0              | No expense for garage sale       |
| 81000 Easter Egg Hunt                | 3,437          | 4,196          | 1,666          | 4,200          | '19 experience                   |
| 81001 Dads in the Hood               | 11,948         | 12,271         | 2,985          | 12,000         | '19 experience                   |
| 81003 Ice Cream Social               | 1,565          | 1,170          | 0              | 1,500          | '19 experience                   |
| 81004 Meetings                       | 2,732          | 1,159          | 1,826          | 2,500          | '19 experience                   |
| 81005 July 4th                       | 777            | 870            | 0              | 1,000          |                                  |
| 81006 Ho-Down                        | 13,310         | 13,626         | 180            | 13,000         |                                  |
| 81007 Movies in the Park             | 558            | 2,814          | 0              | 3,000          | '19 experience                   |
| 81010 Web Site Maintenance           | 1,775          | 2,787          | 1,675          | 2,000          |                                  |
| 81011 Restriction Inspection         | 5,425          | 4,500          | 4,125          | 7,800          | CMA proposing increase           |
| 81012 Sheriff's Patrol/Speed         | 11,270         | 15,920         | 16,883         | 45,000         | Additional patrols               |
| 81014 Halloween                      | 0              | 0              | 0              | 0              |                                  |
| 81015 Misc                           | 1,467          | 1,392          | 4,476          | 3,000          | '19 experience                   |
| <b>TOTAL COMMUNITY</b>               | <b>54,265</b>  | <b>60,705</b>  | <b>33,816</b>  | <b>95,000</b>  |                                  |
| <b>MAINTENANCE</b>                   |                |                |                |                |                                  |
| 83000 CMA Maint Labor                | 16,294         | 14,798         | 21,580         | 18,000         |                                  |
| 83001 Maint Supplies                 | 0              | 0              | 0              | 0              | included in maintenance          |
| 83002 Entryway Maintenance           | 27,667         | 22,406         | 20,616         | 20,100         | Revised contract                 |
| 83003 Boulevard Maintenance          | 57,449         | 56,381         | 54,806         | 97,000         | Revised contract                 |
| 83008 Sprinkler Repair               | 17,693         | 21,856         | 10,897         | 20,000         | past experience                  |
| 83011 Mulch                          | 0              | 0              | 0              | 0              | included in maintenance          |
| 83012 Color Change                   | 0              | 8,025          | 8,000          | 8,000          |                                  |
| 83017 Pond Maintenance Contract      | 2,093          | 2,588          | 4,767          | 2,500          |                                  |
| 83038 Holiday Decorations            | 4,974          | 0              | 2,000          | 5,000          | '18 experience                   |
| <b>TOTAL MAINTENANCE</b>             | <b>126,171</b> | <b>126,054</b> | <b>122,666</b> | <b>170,600</b> |                                  |

## River Place RCA - 2021 Budget Draft

|                                | Actual '18     | Actual '19     | Projected YE20 | 2021 Budget    | 2021 Budget Notes                 |
|--------------------------------|----------------|----------------|----------------|----------------|-----------------------------------|
| <b>UTILITIES</b>               |                |                |                |                |                                   |
| 85000 Electricity              | 4,489          | 4,026          | 3,072          | 5,000          | '19 experience                    |
| 85002 Water Entrance/Retreat   | 20,515         | 16,662         | 26,058         | 31,000         | '19 experience incl 85003 & 85004 |
| 85003 Section 23/Cortana Water | 2,119          | 2,220          | 369            | 0              | In 85002                          |
| 85004 Preserve Water           | 7,097          | 5,954          | 1,067          | 0              | In 85002                          |
| <b>TOTAL WATER</b>             | <b>34,220</b>  | <b>28,862</b>  | <b>30,566</b>  | <b>36,000</b>  |                                   |
| <b>INSURANCE</b>               |                |                |                |                |                                   |
| 87001 Insurance                | 6,856          | 7,306          | 7,401          | 8,000          |                                   |
| <b>TOTAL INSURANCE</b>         | <b>6,856</b>   | <b>7,306</b>   | <b>7,401</b>   | <b>8,000</b>   |                                   |
| <b>TAXES</b>                   |                |                |                |                |                                   |
| 88000 Property Taxes           | 773            | 1,128          | 1,200          | 1,300          | '19 experience                    |
| 88001 Income Tax               | 0              | 409            | 1,967          | 2,000          | '20 experience                    |
| <b>TOTAL TAXES</b>             | <b>773</b>     | <b>1,537</b>   | <b>3,167</b>   | <b>3,300</b>   |                                   |
| <b>Reserve</b>                 |                |                |                |                |                                   |
| 91001 Replacement Reserves     | 0              | 0              | 0              | 0              |                                   |
| <b>TOTAL RESERVE</b>           | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>       |                                   |
| <b>TOTAL EXPENSES</b>          | <b>320,119</b> | <b>313,188</b> | <b>279,230</b> | <b>406,750</b> |                                   |
| <b>Excess Revenue/Expenses</b> | <b>66,306</b>  | <b>54,968</b>  | <b>79,073</b>  | <b>-88,642</b> |                                   |