

River Place Residential Community Association, Inc.

2020 Annual Meeting Minutes December 2, 2020

The 2020 Annual Meeting was called to order by Board President Jennifer Mushtaler at 6:00 p.m. Quorum was confirmed by Amber Reyes of CMA. Jennifer Mushtaler Introduced fellow board members: Tim Mattox, Ivar Rachkind, David Vogdes, Gavin McBryde, Bob Almand, John Gillis, JoAnne Hargraves and Randall Jaimeson. CMA was represented by Amber Reyes and Peggy Kuhns

Tim Mattox motioned to approve the minutes from the 2019 annual meeting. Randall Jaimeson seconded. Motion Carried.

President's Report:

- Roles of the Board, owners and CMA was briefly discussed.
- Recap of 2020: moved to online meetings via Zoom due to pandemic; concrete fence along Big View and River Place Blvd was power washed and repaired; community was able to attain our Fire Wise Certification; working on rules and guidelines dealing with short-term rentals; ACC approved 90% of projects submitted and due to Pandemic social events were paused and hope start back up later in 2021.

Treasurer's Report:

- Projecting to end the 2020 year with the addition of approximately \$79,000 to our cash reserves, resulting from a combination of higher income (11%) from items not normally budgeted and higher home sales than expected, and lower than budgeted expenses (24%) due to the pandemic. Year-End Financial results will be available on our website in late January
- The Board approved a Financial Budget for 2021 at the September meeting. The budget assumes normal income and expenditures with major repairs or renovations, including renovation of the entrance once construction work has been completed, funded from the reserves, driving an excess of expenses over income of approximately \$88,600. I am pleased to report that the annual assessment for 2020 has been held at \$260.

Committee Reports:

Landscape Committee-Jo Anne In addition to routine landscape maintenance, all trees that border sidewalks along River Place Blvd and Big View Drive were pruned and limbed up to allow for safe walking and driving. New entrance landscape planning and execution will commence in 2021 to repair and update Riverplace Blvd near FM 2222. The pond will be refurbished and new fountains installed. With additional exit lanes, traffic flow will improve.

Firewise Committee- Randall Jameison - 2020 very productive year both in terms of what we have accomplished this year and the groundwork we have laid for 2021.

- In November we completed all of the requirements as set out by the National Fire Protection Agency's Firewise USA to re-certify River Place as a Firewise Community for 2020-2021 which marks the 16th River Place has been a Firewise Community, and one of the longest standing Firewise communities in Texas.
- We also facilitated the first hands-on wildfire tactics training exercise again in cooperation with the Austin Firefighters Association, Austin Fire Department – Wildfire Division and four of our local AFD battalions. The exercise not only provided our fire fighters hands-on training and familiarization with our community it was also instrumental in securing funding to train all of Austin's firefighters in wildfire tactics.

- We also completed educational sessions and home and property wildfire risk assessments for over 20 of our residents as well as conducting community wide wildfire risk assessments and creating Firewise Committees at two of our smaller HOA's within River Place.
- And finally, we have been collaborating with The Austin Fire Department Wildfire Division, Travis County Transportation/Austin and Travis County Fire Marshal's Offices in developing the first Comprehensive Community Wildfire Protection Plan for River Place that will be used as a model for other communities within Austin and Travis County

Election Results:

This year's election was held online by Vote HOA Now Nominations were solicited and four owners were interested in running for the three positions: Randall Jameison, Jennifer Mushtaler, Ivar Rachkind, and Ryan Hay. CMA has tabulated and certified the results of the ballots received and the three owners elected to the Board of Directors, each for a three year term are: **Jennifer Mushtaler**, **Randall Jameison** and **Ivar Rachkind**.

Owner Forum:

- Discussion by board on owners not allowed to perform work on HOA property located behind their lots.

Adjournment:

Randy Jaimeson motioned to adjourn the meeting at 6:37 p.m., seconded by Bob Almand. Motion carried.