

RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

River Place Country Club – 4207 River Place Blvd. Austin TX

***Minutes of the General Board Meeting
July 26, 2022***

The meeting was called to order at 5:32 p.m. by Randall Jamieson and entered into Executive Session. Board members in attendance were: Randall Jamieson, Tim Mattox, John Gillis, JoAnne Hargraves, Kate Morgan, Monica Sosa, Bob Almand, Gavin McBryde & Ivar Rachkind. Certified Management was represented by Lu Fonteno and Peggy Kuhns.

The board adjourned from Executive Session and entered into Open Session at 6:43 p.m.

HOMEOWNER FORUM:

Several homeowners were in attendance and the topics brought before the board included:

- Can a homeowner replace dead shrubs without ACC approval? Board: Yes, you would only need ACC approval if you were changing the layout of the beds
- Will the dead cypress tree at entrance be removed? Board: Yes, we will be taking inventory of the trees that need trimming and removed within the next month and get an estimate on this.
- What are the grass requirements per lot? Board: Per the ACC Guidelines 25% of the lot must be grass.
- Can owners access the Greenbelt/greenspace and in what capacity? Board: Owners can access the greenspace but no modifications or changes to the landscape, vegetation or drainage can be made at any time. Personal furniture, play equipment, etc. cannot be stored or used in this area as an extension of your property.

APPROVAL OF PRIOR MINUTES & ACTION TAKEN OUTSIDE REGULAR BOARD MEETING:

- Bob Almand motioned to approve the minutes from 5.22.2022 and ratified the fine settlement #36777 as action taken outside of meeting; Ivar Rachkind seconded. Motion carried

FINANCIAL REPORT

Ivar Rachkind, Treasurer, presented the June financial recap. Income is running above budget due to the increased billing to the Villages and RPCC for the 2021 entry expense reimbursement. RPCC has made partial payment and the Villages will be making monthly payments during August – December 2022. Expenses are running line with the budget year to date. Two CD mature in the next several weeks and these will be renewed.

NEW BUSINESS:

- Board took no action on the Short-Term Rental Rules or the Parking Rules. The board will discuss attorney comments and make final small change. This will be approved at the August meeting.
- Board took no action on the Retyping & Consolidated of Governing Documents and Rules Amendment and will review attorney comments and approve at the August meeting.

COMMITTEE UPDATES:

- ACC Committee – Tom Hendricks –
 - In the last 60 days, the ACC has approved 32 projects and denied 7.
- Safety & Security:
 - License plate reader cameras still being looked at

- Communication – John Gillis
 - Monthly emails from the HOA to residents with important information for the month. Check emails. If not receiving contact frontdesk@cmaaustin.com
 - Check out the inspirational messages on the inbound marquee and for general information or events check the outbound marquee
- Social Committee – Monica Sosa & Kate Morgan
 - Social Events:
 - Ice Cream Social – August 7th at 4 p.m. – Woodland Park
 - Dads in the Hood – Save the date: September 24-25th at Sun Tree Park - Volunteers still needed.
- Firewise – Randall Jamieson
 - Working with vendor to have an approved material to prevent embers catching fire as part of the approved materials list for new construction
- Landscaping – JoAnne Hargraves
 - Working around community on plant replacements where needed and tree trimming
 - City of Austin Irrigation Inspection was completed and passed. Next inspection will be in 2024.

ACTION FROM EXECUTIVE SESSION:

- #38029 – ACC Denial Appeal - Tim Mattox motioned to uphold the ACC denial based on the fencing guidelines requiring only rod iron fencing; Seconded by Randy Jamieson. Motion Carried. CMA to inform owners.
- #23974 – ACC Denial Appeal – Randy Jamieson motioned to uphold ACC denial of pool project that exceeded 36” of wall being exposed. Seconded by Time Mattox. Motion Carried. Randy Jamieson will meet with owners and discuss options and advise to resubmit.
- #13590 -- Violation of ACC project – Ivar Rachkind motioned to have Niemann & Heyer notify owner of a \$450 fine to be assessed weekly until project is brought into compliance as discussed. JoAnne Hargraves seconded. Motion carried
- #19327 Violation of Vehicle Rules Appeal – Gavin McBryde motioned to reinstate parking permit and vehicle to be grandfathered into new rules under discussion; Seconded by Randy Jamieson. Motion Carried. Niemann and Heyer to notify attorney for account holder.

ADJOURNMENT:

With no further business to discuss, the meeting was adjourned at 7:30 p.m