

MINUTES OF REGULAR MEETING OF
SONTERRA MUNICIPAL UTILITY DISTRICT
Monday, February 17, 2014

STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

The Board of Directors of Sonterra Municipal Utility District (the “District”) held a regular meeting, open to the public, at 6:00 p.m., at 113 Limestone Terrace, Jarrell, Texas, inside the boundaries of the District, on the 17th day of February, 2014, and the roll was called of the duly constituted officers and members of the Board, to-wit:

John Faske	President
David Chandos	Vice President
Darrell Goldman	Secretary
Trisha Allen	Treasurer
Dale Thornton	Assistant Secretary

and all of said persons were present except Darrell Goldman, thus constituting a quorum. Also in attendance were Sheila Cunningham; Ashley Singh; Holly Gonzalez of Municipal Accounts & Consulting, L.P.; Andy Bilger; Robert Anderson of Crossroads Utility Services; Jason Jones of Jones-Heroy & Associates; and Ronald Freeman of Freeman & Corbett.

1. The Board first considered the minutes of the Board’s January 20, 2014 meeting. After discussion, Director Allen made a motion to approve the minutes. Director Chandos seconded the motion, which the Board passed unanimously.

2. The Board then considered the Utility Operator’s Report. Mr. Anderson gave a brief update on the status of facilities and services within the District. No action was taken.

3. The Board then considered the Bookkeeper’s Report. Ms. Gonzalez presented a list of bills and invoices to the Board in her report and a list of supplemental checks plus two fund transfers listed in her report. Director Allen made a motion to approve the bills and invoices and transfers, except for the check for Director Goldman’s per diem since he was not at the meeting and conditioning the release of the check to Williamson County ESD No. 5 on receipt of the ISO rating for areas within the District. Director Chandos seconded the motion, which the Board passed unanimously.

4. The Board then considered the Manager’s report related to the District’s Clubhouse facilities. Ms. Cunningham gave a brief report and related to the three proposals for repairing the decking at the clubhouse. She recommended the Board accept the proposal by Blue Pacific Pools as the most advantageous to the District. Director Thornton made a motion to approve the award of the contract pursuant to Ms. Cunningham’s recommendation. Director Allen seconded the motion, which the Board passed unanimously.

5. Next the Board considered the Developer’s Report. Mr. Bilger gave a brief report on several matters. By acclamation, the Board appointed Directors Thornton and Chandos to

work with the Developer, Engineer and Manager on the drafting of a capital improvements plan for District facilities and to bring the proposed plan to the Board for approval.

6. Next the Board considered the Manager's Report. Ms. Cunningham gave a report on various matters. First, Ms. Cunningham reported that Williamson County would be using District offices twice a week in the evenings in connection with its efforts to reduce juvenile recidivism in the area.

Second, she reported that the appraisal for the District's park land to be used in connection with the District's application for a TPWD grant had been completed.

Next, Ms. Cunningham discussed with the Board proposals from three professional firms for services related to the District's TPWD grant application. Upon a motion by Director Thornton and a second by Director Allen, the Board unanimously approved retaining Naismith Engineering for the project.

Next, Ms. Allen recommended the Board use the Texas General Services Commission's "Bid Board" to purchase various materials for the proposed park project, those items being described on the attached list. Upon a motion by Director Faske and a second by Director Allen, the Board unanimously approved Ms. Cunningham's recommendation subject to Mr. Freeman verifying that use of Bid Board was compliant with any applicable laws regarding competitive bidding for District projects.

Next, Ms. Cunningham discussed a proposed upgrade to the District's SCADA system. She stated she had received one proposal for the work. The Board requested she get one more bid and bring the project back to the Board at the next meeting.

Finally, Ms. Cunningham updated the Board on the status of District employees and the upcoming CASE conference and requested that the Board appoint a committee to review her work performance. The Board appointed Ms. Allen and Mr. Faske to the committee.

7. The Board next reviewed the written Engineer's Report. He discussed the status of various projects, including efforts to work on the revisions to the District's development standards for its facilities. By acclamation, the Board appointed Directors Thornton and Chandos as a committee to work on development standards for the District with all parties and bring any proposed changes to the Board for approval.

8. Ms. Cunningham next gave a brief update on matters related to Corn Hill Regional Water Authority, including new Board members and proposed projects. No action was taken by the Board.

9. Next, the Board briefly discussed possible additional tax exemptions for District resident homesteads for those over 65 and disabled. No action was taken.

10. The Board next considered matters related to the City of Jarrell's limits overlap with the District's boundaries. Mr. Freeman described the proposed agreement with Jarrell and others to effect the removal of Jarrell's full purpose city limits from areas within the District. Upon a motion by Director Thornton and a second by Director Allen, the Board unanimously approved (by a 3-0-1 vote with President Faske abstaining) the proposal as outlined by Mr.

Freeman and authorized the District Manager and Attorney to negotiate the final form of agreements and the President to execute same. Mr. Faske did not participate in the decision and filed an affidavit declaring his potential interest in the matter as a landowner in the area affected.

11. As its final business, the Board unanimously adopted an order calling a directors election for May 10, 2014, and approving election services contracts related thereto.

There being no further business to come before the Board, the meeting was adjourned.



Secretary, Board of Directors

(SEAL)

