

MINUTES OF REGULAR MEETING OF
SONTERRA MUNICIPAL UTILITY DISTRICT
Monday, May 19, 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 19th day of May, 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, thus constituting a quorum. Also in attendance were Ashley Singh; Cynthia Clawson of Clawson Disposal; Shawn Breedlove; Michael Luft 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. Cynthia Clawson spoke during public comment and told the Board that Clawson Disposal had recently added single-stream recycling to its capabilities.

2. The Board first considered the minutes of the Board’s April 21, 2014 and April 30, 2014 meetings. After discussion, Director Allen made a motion to approve the minutes with one change to the draft April 30, 2014 minutes to show that Andy Bilger was also present at that meeting. Director Thornton seconded the motion, which the Board passed unanimously.

3. 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.

4. The Board then considered the Bookkeeper’s Report. Mr. Luft presented a list of bills and invoices to the Board in his report and a list of supplemental checks. He indicate one of the checks was a “hold” check for Director Allen’s possible attendance at the annual AWBC conference and another was a \$6,000 check (Check No. 8125) to go for funding pool employees’ salaries. Director Allen moved to approve the bills and invoices and checks as recommended. Director Goldman seconded the motion, which the Board passed unanimously.

5. The Board next considered the Engineer’s Report. Mr. Jones discussed the status of various projects, including efforts to work on the revisions to the District’s development standards for its facilities. He then asked for Board approval on one construction item. Upon a motion by Director Thornton and a second by Director Goldman, the Board unanimously approved Pay Estimate 2 in the amount of \$331,180.56 to McLean Construction for construction

of the Sonterra West 8H & Section III Phase 4&5 Water, Wastewater and Drainage Improvements.

6. The Board was then updated by Mr. Freeman that he and Mr. Bilger were meeting with Jarrell city officials to finalize the Amendment One to the Strategic Partnership Agreement.

7. The Board then considered the draft of the new reimbursement between the District and the Developer. After discussion, Director Faske moved that Directors Chandos and Thornton be authorized to finish the drafting of the proposed agreement with assistance and advice from the District's attorneys and engineers and that the President be authorized to execute the agreement. Director Allen seconded the motion which was unanimously approved.

8. The Board then considered the Manager's report. Mr. Bilger gave a brief report. He asked that the Board authorize him to seek out three proposals from firms for a topo map of the proposed park site. After discussion, upon a motion by Director Thornton and a second by Director Faske, the Board voted unanimously to authorize Mr. Bilger to approve only one bid if the amount was equal to or less than \$1,000 but to try to get 3 proposals if the amount exceeded that and select one from those.

Next, Mr. Bilger gave a report on clubhouse matters. Upon a motion by Director Faske and a second by Director Allen, the Board unanimously approved Mr. Bilger to use District funds up to \$1,500 for purchase and installation of playground equipment at his discretion.

Next, Mr. Bilger asked that the Board approve changing the signature card at the bank where the District's pool account funds are kept to delete Sheila Cunningham and to add Autumn Phillips and Breana Whitfield. Upon a motion by Director Faske and a second by Director Allen, the Board unanimously approved that request.

Next, by acclamation, the Board unanimously rescinded its prior approvals for purchase of security cameras for the District office and monitoring systems for the District's main well pump stations.

Finally, the Board decided to plan a special meeting for June 28, 2014, to discuss and take action regarding the District rates and charges for service.

9. The Board next considered the matter of a contract for management services with Mr. Bilger's company, Vecindario. By acclamation, the Board unanimously authorized Directors Thornton and Faske to negotiate and for the President to execute that agreement.

10. Next the Board went into executive session at 7:51 pm to receive legal advice regarding its termination of its former manager. At approximately 7:58 pm, the Board reconvened in executive session. Upon a motion by Director Faske and a second by Director Goldman, the Board unanimously authorized Mr. Freeman to continue working with Judy Osborn on this matter.

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



Secretary, Board of Directors

