

MINUTES OF REGULAR MEETING OF  
SONTERRA MUNICIPAL UTILITY DISTRICT  
Monday September 21, 2015

STATE OF TEXAS                   §  
  §  
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 21<sup>st</sup> day of September, 2015, 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 Director Thornton, thus constituting a quorum. Also in attendance were Keli Kirkley of Municipal Accounts & Consulting, L.P.; Dennis Hendrix of Crossroads Utility Services; Jason Jones of Jones-Heroy & Associates; Ronald J. Freeman of Freeman & Corbett; Andy Bilger; and Tom Slowbe.

1. First, the Board considered the minutes of the Board’s August 17, 2015 meeting, the Board’s August 21, 2015 meeting, and the Board’s September 9, 2015 meeting. After discussion, Director Chandos made a motion to approve those minutes. Director Goldman seconded the motion, which the Board passed unanimously.

2. The Board then considered the Operator’s Report. Mr. Hendrix updated the Board on the status of the District’s facilities. No action was taken by the Board.

3. The Board then considered the Bookkeeper’s Report. Ms. Kirkley presented a list of bills and invoices and checks to the Board in her report and a list of supplemental checks (Nos. 8877-8884). She recommended that all the items be approved except Check No. 8835 to Director Thornton since he was absent from the meeting. Director Allen moved to approve the invoices and checks as recommended and to authorize not requiring the constructors of the Sonterra Apartments to pay additional fees shown as owed in the report due to their payment of costs to oversize the wastewater line for the project to be dedicated to the District. Director Chandos seconded the motion, which the Board passed unanimously. Copies of the Bookkeeper’s Report and list of supplemental checks are attached as exhibits to these minutes.

4. The Board then considered the Bookkeeper’s Contract. Ms. Kirkley explained the revised contract to the Board. After discussion, Director Allen made a motion to approve the revised contract. Director Chandos seconded the motion, which the Board passed unanimously. A copy of the contract is attached as an exhibit to these minutes.

5. The Board next considered the Developer's Report by Mr. Bilger. No action was taken.
6. The Board next considered the Manager's Report by Mr. Bilger. No action was taken.
7. The Board next considered the Engineer's Report. Mr. Jones discussed the status of various projects. Mr. Jones recommended approval of the following:

**Sonterra West Section 7A, Phase 2A**

Pay Application No. 4 in the amount of \$104,831.55  
Pay Application No. 5 in the amount of \$216,861.30

**Sonterra West Section 8J, Phases 1-3**

Pay Application No. 3 in the amount of \$289,587.71  
Pay Application No. 4 in the amount of \$137,946.17  
Pay Application No. 5 in the amount of \$49,731.61

Director Faske made a motion to approve the above-referenced items as recommended by the District's Engineer. Director Goldman seconded the motion, which the Board passed unanimously. A copy of the Engineer's Report is attached as an exhibit to these minutes.

8. The Board next discussed matters related to Lone Star Regional Water Authority. No action was taken by the Board. Mr. Freeman and Mr. Bilger reported that the TWDB project agreements had been agreed to, executed and filed with the TWDB.

9. The Board then discussed the Jarrell Festival. No action was taken by the Board.

10. The Board then discussed the Fire Department. No action was taken by the Board.

11. The Board then discussed District Emergency Procedures. No action was taken by the Board.

12. The Board then considered Tax Exemptions. Director Allen made a motion to provide a \$10,000 tax exemption for residents over 65 and disabled. The motion was not seconded and failed.

13. Next, the Board conducted a public hearing for adoption of final tax rates for the 2015-2016 tax year. No public comments were received.

14. The Board then considered approving the District's Budget for FY 2015-2016. After discussion, Director Goldman made a motion to approve the District's Budget for FY 2015-2016, and including in the motion and budget funding for the Jarrell Festival and for the annual agreement with the Fire Dept., for inspection of the District's fire hydrants. Director Chandos seconded the motion, which the Board passed unanimously. A copy of the Budget is attached as an exhibit to these minutes.

15. The Board then considered adopting tax rates for 2015-2016 Tax Year. Upon a motion by Director Faske and a second by Director Chandos, the Board unanimously approved

an Order Levying Taxes for Tax Year 2015, thereby approving a final maintenance tax rate of \$0.13 per \$100 of assessed valuation and a final debt service tax rate of \$0.82 per \$100 of assessed valuation, all in accordance with the Financial Advisor's recommendation. A copy of the Order approved by the Board is attached as an exhibit to these minutes.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:45 p.m.



  
Secretary, Board of Directors