

MINUTES OF REGULAR MEETING OF
SONTERRA MUNICIPAL UTILITY DISTRICT
Thursday, October 18, 2012

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 8:00 a.m., at 113 Limestone Terrace, Jarrell, Texas, inside the boundaries of the District, on the 18th day of October, 2012, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Bill Gravell	President
Vacancy	Vice President
John Faske	Secretary
Trisha Allen	Treasurer
David Chandos	Assistant Secretary/Treasurer

and all of said persons were present (except Director Allen initially), thus constituting a quorum. Also in attendance were Andy Bilger; Michael Luft of Municipal Accounts & Consulting, L.P.; Robert Anderson of Crossroads Utility Services; Mike Fisher and Mike Robinson of Baker-Aicklen and Associates, Inc.; Ashley Singh; and Ronald J. Freeman of Freeman & Corbett.

1. The Board first considered the minutes of the Board's September 20, 2012 meeting. Director Chandos made a motion to approve the minutes. Director Faske seconded the motion, which the Board passed unanimously.

2. The Board then considered appointing a new director. After discussion, Director Gravell made a motion to appoint Darrell Goldman to the Board of Directors. Director Chandos seconded the motion, which the Board passed unanimously. Director Allen entered the meeting during consideration of this time.

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. Director Allen entered the meeting.

4. Next, Mr. Luft presented a list of bills and invoices to the Board. Director Faske made a motion to approve the bills and invoices and authorize the transfers listed on pages 38-40 on the Bookkeeper's Report. Director Allen seconded the motion, which the Board passed unanimously. Copies of the list of bills and invoices are attached as exhibits to these minutes.

5. The Board then considered the Operator's Report. Mr. Anderson gave a brief update on the status of the District. No action was taken by the Board.

6. The Board then considered the Developer's report. Mr. Bilger gave a brief update on the status of the District. No action was taken by the Board.

7. Next, the Board considered the Engineer's Report. A copy of the Engineer's Memorandum is attached as an exhibit to these minutes. No action was taken by the Board.

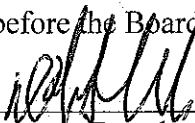
8. Next, the Board discussed taking action regarding activities related to Corn Hill Regional Water Authority ("CHRWA"). No action was taken by the Board.

8. The Board then considered the Manager's Report. Ms. Singh presented the Board with a list of Pool Needs/Wants for 2013. After discussion, Director Gravell made a motion to approve a Clubhouse Remodel in the amount of \$17,000 and authorize Mr. Freeman to prepare a contract with the contractor that includes the following conditions: (1) the District will pay the contractor 90% upon completion of the Clubhouse Remodel and the remaining 10% upon final inspection and acceptance by the District; and (2) the contractor agrees to provide the District with a one-year warranty on the Clubhouse Remodel. In the same motion, Director Gravell also approved Ms. Singh to purchase the following:

Description	Amount
Commercial swim to install new chlorine feeder and 12 buckets of tablets	\$2,350.00
Blinds	\$400.00
Paper Towel Holders	\$100.00
Drapes w/rods	\$400.00
Kitchen Acc & Microwave	\$200.00
Rugs (indoor/outdoor)	\$500.00
Ladder (16ft)	\$60.00
Blower	\$75.00
Vacuum	\$75.00

Director Faske seconded the motion, which the Board passed unanimously.

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



Secretary, Board of Directors

