

MINUTES OF REGULAR MEETING OF
SONTERRA MUNICIPAL UTILITY DISTRICT
Thursday, November 15, 2012

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 8:00 a.m., at 113 Limestone Terrace, Jarrell, Texas, inside the boundaries of the District, on the 15th day of November, 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, thus constituting a quorum. Also in attendance were Darrell Goldman, recently appointed to the Board; 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 approving Darrell Goldman's oath of office, official bond and statement of officer. Director Allen made a motion to approve Darrell Goldman's oath of office, official bond and statement of officer. Director Chandos seconded the motion, which the Board passed unanimously. Copies of his oath of office, official bond and statement of officer are attached as exhibits to these minutes.

2. The Board then considered re-organizing. Upon a motion by Director Allen and a second by Director Gravell, Director Faske was unanimously elected as Vice President. Upon a motion by Director Allen and a second by Director Faske, Director Chandos was unanimously elected as Secretary. Upon a motion by Director Chandos and a second by Director Faske, Director Goldman was unanimously elected as an Assistant Secretary.

Accordingly, the Board now consists of the following persons in the referenced positions:

Bill Gravell	President
John Faske	Vice President
David Chandos	Secretary
Trisha Allen	Treasurer
Darrell Goldman	Assistant Secretary

3. Next, the Board discussed taking action regarding activities related to Corn Hill

Regional Water Authority ("CHRWA"). Director Gravell made a motion to appoint Mike Elliott to the CHRWA Board of Directors. Director Allen seconded the motion, which the Board passed unanimously.

4. The Board then considered repairing the District's Clubhouse. Ms. Singh explained the contract terms for repairs to the Clubhouse as proposed by the contractor approved at the District's prior meeting. After discussion, Director Gravell made a motion to approve the contract as proposed (with changes as deemed necessary by the District's attorney), to move forward with the Clubhouse repairs on the terms proposed by the contractor, to authorize initial payment to the contractor in the amount of \$2,500 for a deposit and to authorize the distribution of weekly checks to the contractor thereafter based on the status of work completion. Director Chandos seconded the motion, which the Board passed unanimously. A copy of the list of contract as approved is attached as an exhibit to these minutes.

5. The Board then considered approving a sublease for office space with Andy Bilger. Mr. Freeman explained the draft sublease to the Board. After discussion, Director Gravell made a motion to approve the sublease with Andy Bilger for \$1,500 on a month. Director Faske seconded the motion, which the Board passed unanimously. A copy of the sublease is attached to these minutes.

6. The Board then considered retaining a manager for the District. After discussion, Director Gravell made a motion to form a subcommittee consisting of Director Gravell and Director Faske and for the subcommittee to develop criteria for selection of a manager, to advertise the job opportunity in appropriate forums and to report from time to time to the Board with recommendations regarding the advertising for, and selection of, a manager. Director Allen seconded the motion, which the Board passed unanimously. Mr. Faske left the meeting at this point,

7. The Board then considered the minutes of the Board's October 18, 2012 meeting. The Board agreed the minutes should be revised and reconsidered at the Board's next meeting.

8. 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.

9. Next, Mr. Luft presented a list of bills and invoices to the Board. Director Chandos made a motion to approve the bills and invoices on the Bookkeeper's Report and the supplemental list of checks plus an additional check in the amount of \$2,500 for the Clubhouse repairs and four blank checks for the weekly payments to the contractor for the Clubhouse repairs. 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.

10. The Board then considered the IRS form 2848 regarding power of attorney and declaration of Representative. Director Chandos made a motion to approve the IRS form 2848. Director Allen seconded the motion, which the Board passed unanimously. A copy of the form is attached as an exhibit to these minutes.

11. 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.

12. The Board then considered the Manager's Report. Robert Anderson updated the Board on the status of the District. No action was taken by the Board.

13. 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.

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



Secretary, Board of Directors

(SEAL)

