

**SONTERRA MUNICIPAL UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTOR'S MEETING**

January 25, 2021

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Sonterra Municipal Utility District was held on January 25, 2021, at 113 Limestone Terrace, Jarrell, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the notice is attached as **Exhibit "A"**.

The following members of the Board were present, constituting a quorum:

John Faske	-	President
Darrell Goldman	-	Vice President
Camy Lenn Reynolds	-	Secretary
Michael Cosimeno	-	Assistant Secretary
Raven Dunbar	-	Assistant Secretary

Also present at the meeting were Andy Bilger of Vecindario Management, LLC and Tom Slowbe, a resident of the District. Carter Dean of Armbrust & Brown, PLLC participated in the meeting remotely by telephone.

Director Faske called the meeting to order at 12:02 p.m. After the Pledges of Allegiance to the United States and Texas flags, Director Faske asked if there were any Board member remarks or citizen communications. There being none, Director Faske stated that the Board would consider park and recreational facilities, and recognized Mr. Bilger to present the developer's plans to construct various park and recreational facilities within the District, including the schedule and financing plan for same. Mr. Bilger reviewed the park plan with the Board. He stated that the first phase of the plan would include the following: (1) two splash pads—one within the gates of the existing pool, and one outside the gates of the pool, which could be used year-round; (2) upgrades to the District's existing playground equipment; (3) shade structures at the pool, splash pads, and playground equipment; (4) a "pump track"—which would include separate portions for younger kids and older kids; (5) a soccer field located in the detention pond; and (6) a portion of the "linear park" walking trails. He stated that construction of the shade structures and splash pads would likely begin within the next few weeks and that a portion of the first phase of improvements should be completed by May 2021. He stated that, hopefully, a basketball court, additional trails, a second pool, and additional facilities could be built following the first phase. He next advised that the residents of Cool Water Municipal Utility District ("*Cool Water*") would be permitted to use the District's parks, and, should park and recreational facilities be constructed in Cool Water, the District's residents would be permitted to use Cool Water's parks.

Mr. Bilger then reviewed the plan for funding the facilities with the Board. He stated that the developer would pay for some of the facilities, such as the splash pads, the shade structures, and the pump track up front, and that the items could be added to the District's existing lease-purchase agreement with the Sonterra West Homeowners' Association, through which the District would purchase the facilities. He then advised that the District had saved approximately \$1,300,000 in park fees that could be spent on park facilities, and that, assuming the District's park bond proposition passed at the May 2021 election, the District would be able to issue park bonds by the first half of 2022 to fund additional facilities. Discussion ensued between the

Board members and Mr. Bilger regarding the details of the proposed facilities. After discussion, upon motion by Director Reynolds, and second by Director Cosimeno, the Board voted unanimously to generally approve the park plan, schedule, and funding methods, as presented by Mr. Bilger, provided that the specifics were still subject to review and approval by the Board.

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

(SEAL)



Camy Reynolds

Camy Reynolds
Secretary, Board of Directors

Date: February 22, 2021