

**SONTERRA MUNICIPAL UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTORS MEETING**

May 16, 2022

THE STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Sonterra Municipal Utility District was held on May 16, 2022, 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 meeting was called to order at 6:00 p.m. and the roll of the members of the Board of Directors was called, as follows:

John Faske	-	President
Camy Reynolds	-	Secretary
Raven Dunbar	-	Assistant Secretary
Michael Cosimeno	-	Assistant Secretary
Daniel Islas	-	Director

All of the Directors were present, thus constituting a quorum. Also present at the meeting were Jason Jones and Keith Collins of Jones-Heroy & Associates, Inc.; Dennis Hendrix of Crossroads Utility Services LLC ("Crossroads"); Allen Douthitt of Bott & Douthitt, PLLC; Robin Barfield of Jarrell Community Library; Carter Dean of Armbrust & Brown, PLLC; and Ginger Martinez and Mitch Billington, residents of the District.

After the Pledges of Allegiance to the United States and Texas flags, Director Faske stated that the Board would receive any Board member remarks or citizens communications. Mr. Billington addressed the Board and asked what the District's park fee was used for. Mr. Dean responded that the fees were used for the construction, operation, maintenance, and repair of park and recreational facilities such as the District's pool. Mr. Billington then asked where he could locate the District's financial information. Mr. Dean responded that it could be found on the District's website.

Director Faske next announced that the Board would consider the Director items on the agenda, including the sworn statements and oaths of office for the Directors elected on May 7th. Mr. Dean stated that Director Reynolds had been re-elected for a new term of office and that Director Islas had been elected for his first term. Upon motion by Director Faske and second by Director Dunbar, the Board voted 3-0 accept the sworn statements and oaths of office of Director Reynolds and Director Islas. The Board then considered the election of officers. Upon motion by Director Faske and second by Director Reynolds, the Board voted unanimously to elect the following slate of officers:

Camy Reynolds	-	President
John Faske	-	Vice President
Michael Cosimeno	-	Secretary
Raven Dunbar	-	Assistant Secretary
Daniel Islas	-	Assistant Secretary

Director Faske announced that the Board would next consider approving the consent items on the agenda, including minutes of the April 18, 2022 Board meeting, the revised District

Registration Form, and the updated account resolutions for the District bank accounts, including the Resolution Approving Change in Bank Signatories and Change Certificate (Bookkeeper's Account) attached as **Exhibit "B"**, the Resolution Approving Change in Bank Signatories and Change Certificate (Operating Account) attached as **Exhibit "C"**, the Resolution Approving Change in Bank Signatories and Change Certificate (Lockbox Clearing Account) attached as **Exhibit "D"**, and the Resolution Approving Change in Bank Signatories and Change Certificate (Park and Pool Account) attached as **Exhibit "E"**. Upon motion by Director Reynolds and second by Director Cosimeno, the Board voted unanimously to approve the consent items on the agenda.

Director Faske stated that the Board would not receive a report from the District manager since he was absent.

Director Faske next stated that the Board would receive a report regarding the District's parks and recreational facilities. Director Reynolds informed the Board that an inspector from the Williamson County and Cities Health District had inspected the District's pool and splash pads and issued an inspection report, which was currently being evaluated by the District's manager. Director Dunbar then stated that there had been flooding in the backyard at 204 Kildeer Pass caused by water from the splash pad. Mr. Dean stated that he would consult with the District's manager regarding resolving the issue.

Director Faske then stated that the Board would receive a report from Ms. Barfield regarding the Jarrell Community Library (the "*Library*"). Ms. Barfield stated that the Library had submitted an application for accreditation and would learn by June whether the Library had been successfully accredited. She next stated that the Library was seeking donations from residents of the District, and asked that the Board consider including a request for donations with its utility bills. Director Faske asked Mr. Hendrix to provide a cost estimate for a half-page flyer to include with the utility bills. Director Faske also asked Ms. Barfield to look into best-practices for a library seeking donations, in order to determine whether including a flyer with the utility bill was an effective method. Director Dunbar suggested including a QR code on the District's website for Library donations. Mr. Dean stated that he would include an item on the June Board meeting agenda to consider these matters further.

Director Faske next announced that the Board would consider items related to District security. Ms. Reynolds reviewed the security patrol report with the Board. She stated that, based on her conversations with Deputy Kidwell, 150 hours of security patrol per month remained appropriate. She noted that the Williamson County Sheriff's Office ("*WCSSO*") had been allocating more hours apart from the District's agreement with WCSSO recently, benefitting the District and its residents. Director Islas asked whether it may be more economical to hire a private security company to provide patrol services to the District. Mr. Dean stated that he did not recommend this, since private security officers did not have the same legal authority as County officers.

Director Faske then stated that the Board would not consider mowing and landscape maintenance items since Mr. Castro was absent.

Director Faske then stated that the Board would receive a report from the District operator. Mr. Hendrix presented Crossroads' report, attached as **Exhibit "F"**, and reviewed it with the Board. He advised the Board that, as of the end of April, the District had 3,596 occupied single-family connections and a total of 4,016 accounts and that there had been 73 new taps sold in March and a total of 313 for the fiscal year to date. Mr. Hendrix reported that there had been a water loss of 11.93% during the prior reporting period. Director Reynolds stated that the water loss seemed high. Mr. Hendrix responded that it was higher than average, but that it did not cause him concern due to the amount of construction taking place in the District. Director

Reynolds asked if the water loss would likely decrease when construction was done, to which Mr. Hendrix responded that it would. Mr. Hendrix then reported that the wastewater line repairs in Cool Water Municipal Utility District ("*Cool Water MUD*") had been completed and that he would soon backcharge the responsible builders for their respective amounts. Mr. Hendrix next requested that the District pay the temporary fuel surcharge for the month. After discussion, upon motion by Director Dunbar and second by Director Reynolds, the Board voted unanimously to approve the fuel surcharge for the month. Mr. Hendrix then stated that he expected the District's old meters to be replaced with the "smart meters" in July or August. Director Faske directed Mr. Dean to include an item on the agenda of the June Board meeting to consider the disposition of the old meters following removal. Mr. Dean stated that he would do so.

Director Faske then recognized Mr. Jones for the purpose of receiving the engineer's report. Mr. Jones reviewed his report with the Board, attached as **Exhibit "G"**, and provided an update regarding development projects currently underway. Mr. Jones presented Pay Application Nos. 18 and 19 for Eastwood Phase I attached collectively as **Exhibit "H"** and recommended their approval along with acceptance of Eastwood Phase I for operation and maintenance. Upon motion by Director Cosimeno and second by Director Reynolds, the Board voted unanimously to approve Pay Application Nos. 18 and 19 and to accept Eastwood Phase I for operation and maintenance. Mr. Jones next stated that Rio Lobo was complete and that he recommended acceptance for operation and maintenance, subject to receipt of an affidavit of all bills paid. Upon motion by Director Faske and second by Director Cosimeno, the Board voted unanimously to accept Rio Lobo for operation and maintenance, subject to receipt of an affidavit of all bills paid. Mr. Jones next stated that Cool Water Phase II was complete and that he recommended acceptance for operation and maintenance, subject to Mr. Jones' confirmation that all close-out documents had been received. Upon motion by Director Faske and second by Director Reynolds, the Board voted unanimously to accept Cool Water Phase II for operation and maintenance, subject to Mr. Jones' confirmation that all close-out documents had been received. He then presented and recommended approval of Pay Application No. 8 from TTE for Water Treatment Plant No. 1 High Service Pump Station in the amount of \$172,278.50 attached as **Exhibit "I"**. Upon motion by Director Faske and second by Director Cosimeno, the Board voted unanimously to approve Pay Application No. 8. Mr. Jones then presented and recommended for approval of Pay Application No. 10 for Eastwood Sections 4, 5 and 6, attached as **Exhibit "J"**, and recommended acceptance of the project for operation and maintenance. Upon motion by Director Faske and second by Director Dunbar, the Board voted unanimously to approve Pay Application No. 10 and accept the project for operation and maintenance. Mr. Jones then stated that the Lone Star Regional Water Authority had begun its groundwater supply study that the District was participating in funding.

Director Faske then stated that the Board would receive a report from the District's bookkeeper. Mr. Douthitt reviewed the bookkeeper's report attached as **Exhibit "K"** and recommended approval of the transfers and the Director and vendor payments as listed in his report and authorization to close the Allegiance Bank CD. After discussion, upon motion by Director Dunbar and second by Director Reynolds, the Board voted unanimously to approve the transfers and the Director and vendor payments and to authorize closing the Allegiance Bank CD.

Director Faske stated that the Board would receive a report from the District's attorney. Mr. Dean reviewed his directives with the Board, noting that he would make sure to have a proposal for erosion control and trash inspections for the Board's consideration at its next meeting.

Director Faske then stated that the Board would convene in executive session at 7:15 p.m. to consider receive legal advice regarding the inspection report received concerning the

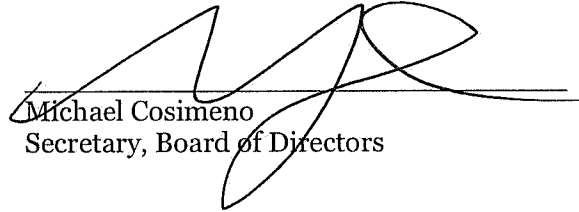
District's pool and splash pads. At 7:39 p.m., Director Faske stated that the Board would reconvene in open session, noting that no action had been taken during executive session. Upon motion by Director Cosimeno and second by Director Reynolds, the Board voted unanimously to direct Mr. Dean to research the authority of the Williamson County and Cities Health District and coordinate with a subcommittee comprised of Director Reynolds and Director Cosimeno to take appropriate action with respect to the inspection report and any necessary repairs.

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

(SEAL)



Date: June 20, 2022


Michael Cosimeno
Secretary, Board of Directors