

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

December 12, 2023

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A *special* meeting of the Board of Directors of Sonterra Municipal Utility District was held on December 12, 2023, 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 4:00 p.m. and the roll of the members of the Board of Directors was called, as follows:

Michael Cosimeno	-	President
John Faske	-	Vice President
Raven Dunbar	-	Secretary
Sherry Roark	-	Assistant Secretary
Jesse Payne	-	Assistant Secretary

All of the Directors were present, thus constituting a quorum. Also present at the meeting were Jason Jones of Jones-Heroy & Associates, Inc.; Blake Reynolds and Tyler Brown of the District’s Parks and Recreation Department; Andy Bilger and Darrell Goldman of Vecindario Management, LLC; Trent Rush of Hitchcock Design Group; and Carter Dean of Armbrust & Brown, PLLC.

After the Pledges of Allegiance to the United States and Texas flags, Director Cosimeno stated that the Board would receive any Board member remarks or citizens communications. There being none, Director Cosimeno announced that the Board would move to the portion of the agenda concerning parks and recreation facilities, beginning with the planning and design of the prospective Eastwood Amenity Center. The Board reviewed the set of construction documents for the Eastwood Amenity Center that the developer had prepared for the District, and discussed the various amenity needs of the community at the proposed location, and the possible need to redesign the project. Mr. Rush recommended that the Board wait until the Parks Master Plan was complete, or nearly complete, in March 2024 before moving forward with any redesign of the Eastwood Amenity Center. Director Cosimeno suggested that the District engage a firm in a design-build contract for the Eastwood Amenity Center. Mr. Jones stated that a design-build contract had its benefits, but would allow for less Board input during the construction process. Mr. Bilger stated that the developer had promised certain homebuilders in the District that the Eastwood Amenity Center would be open by 2025, which meant that the District would need to bid the project out based on the current design by February or March 2024. Mr. Bilger noted that the developer owned the land where the amenity center would go, and had no obligation to convey the land to the District. Board discussion ensued. After discussion, upon motion by Director Dunbar and second by Director Payne, **the** Board voted unanimously to direct Messrs. Bilger and Goldman to have the plans for the Eastwood Amenity Center revised to delineate Phase 1 to consist generally of the pools and slide, clubhouse, parking, and playscape, and to add additional parking and an additional playscape and green space, to work with Messrs. Reynolds, Rush, and Jones on the details, and to coordinate with Mr. Jones to identify a project manager for Board consideration to oversee bidding and construction of Phase 1.

The Board then considered the draft summary of costs of recreational bond issue no. 1 attached as **Exhibit “B”**. Mr. Jones reviewed the summary of costs with the Board. Mr. Goldman stated that Oro would solicit bids for Phase 2 of the District’s trail system on the District’s behalf early in 2024. Mr. Jones then presented the appraisal report of certain existing park improvements attached as **Exhibit “C”** to the Board, which he explained was necessary to obtain in order to reimburse the developer for the facilities under the TCEQ’s rules.

Mr. Reynolds then presented the proposal from Progressive Commercial Aquatics, Inc. to replace the coping at the pool attached as **Exhibit “D”** to the Board. Upon motion by Director Faske and second by Director Cosimeno, the Board voted unanimously to approve the proposal.

Director Cosimeno then stated that the Board would consider the Amended and Restated Professional Management Services Agreement with Vecindario attached as **Exhibit “E”**. Mr. Dean briefly reviewed the agreement with the Board, which he noted would replace the current management agreement and was based on his firm’s standard management agreement form. Upon motion by Director Faske and second by Director Dunbar, the Board voted unanimously to approve the agreement.

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

(SEAL)



Raven Dunbar Secretary,
Board of Directors

Date: January 23, 2024

