

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

October 9, 2023

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A *special* meeting of the Board of Directors of Sonterra Municipal Utility District was held on October 9, 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 6:02 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, except Directors Faske and Roark, thus constituting a quorum. Also present at the meeting were Jason Jones of Jones-Heroy & Associates, Inc.; Blake Reynolds of the District’s Parks and Recreation Department; Andy Bilger and Darrell Goldman of Vecindario Management, LLC; 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 consider items related to the District parks and recreation facilities, beginning with the Master Plan Schedule from Hitchcock Design Group. Mr. Dean reviewed the Master Plan Schedule attached as **Exhibit “B”** with the Board, and noted that the plan was to adopt a final Master Park Plan on March 18, 2024. Mr. Reynolds stated that he had gone on a drive with representatives of Hitchcock to survey the District’s existing parks and recreational facilities. Mr. Goldman stated that Hitchcock would first create an inventory of the existing facilities before designing the new plan. Mr. Bilger stated that he had provided a list of existing facilities to Mr. Jones for purposes of producing an application to the Texas Commission on Environmental Quality for reimbursement of the facilities. Mr. Jones stated that he had been reviewing the inventory and invoices related to construction of the facilities, and referred the Board to the Draft Summary of Costs attached as **Exhibit “C”**. He stated that many invoices and other relevant documentation were missing, which posed a problem for reimbursement. He then stated that \$9,860,000 was the estimated amount remaining for the construction of new parks and recreation facilities after reimbursement of the existing facilities. He noted that bond proceeds could not be used to construct pools. He next stated that most of the facilities that had already been built were on District-owned land, but some was on HOA- and developer-owned land. Mr. Jones stated that some of the existing facilities needed to be appraised in order to reimburse them, so he would obtain a proposal from Hitchcock to do so.

Director Cosimeno next stated that the Board would consider planning and design of the Eastwood Amenity Center. Mr. Bilger reviewed the concept plans from Keith Cavet Landscape Architect for the Eastwood Amenity Center with the Board. He stated that the project could be


built in two or three phases, and that the first one could hopefully be completed by 2025. Board discussion ensued regarding the concept plans.

Director Cosimeno then stated that the Board would consider the parks and recreation budget and coordination with Cool Water MUD. Mr. Reynolds stated that a job posting for Recreation Supervisor had been posted. Mr. Goldman reviewed the job description for Maintenance Supervisor with the Board. Discussion ensued. After discussion, upon motion by Director Dunbar and second by Director Payne, the Board voted 3-0 to hire Jesse Flihs for the position of General Maintenance Worker, and to authorize the Employment Subcommittee to hire a Maintenance Supervisor and a Recreation Supervisor on terms determined by the subcommittee. Mr. Reynolds stated that Commercial Swim did not do a good job maintaining the District’s pool, and that he had been soliciting quotes to replace them. He then stated that he would like to hire part-time lifeguards to do most of the pool and splash pad maintenance in-house. Upon motion by Director Dunbar, and second by Director Cosimeno, the Board authorized Mr. Reynolds to hire a part-time lifeguard for purposes of pool maintenance at \$18/hr. Mr. Reynolds then presented the proposal from CES for automatic pool vacuums attached as **Exhibit “D”**. Upon motion by Director Dunbar and second by Director Payne, the Board voted 3-0 to approve the proposal.

Director Cosimeno next stated that the Board would consider matters relating to District security. Mr. Dean reviewed the Agreement for Off-Duty Security and Patrol Services attached as **Exhibit “E”** with the Board, and stated that Deputy Kidwell had advised that an additional patrol officer was necessary. Upon motion by Director Dunbar and second by Director Payne, the Board voted 3-0 to approve the Agreement for Off-Duty Security and Patrol Services with the new deputy upon incorporating his name and contact information into the contract.

There being no further business to come before the Board, the meeting was adjourned at 8:02 p.m.

(SEAL)



Raven Dunbar, Secretary
Board of Directors

Date: January 23, 2024

