

HOA Minutes

November 12, 2018

Call to Order:

Susan Cutler- Board Member of the HOA. Brings the meeting to open at 6:00 pm.

Members:

Susan Cutler- Board Member

Amanda Stone- Manager

Lacey Dominguez- Administration

Announcements:

Review of the 2018 budget

Tenants Concerns and Questions:

Resident 1 lives on Quartz, and has a couple of different concerns:

1. Asked about what is happening with the water around Sonterra. States that she woke up one morning and had no water at 6 am but did at 9 am.
2. Is concerned about a letter she received from the HOA regarding her trash cans. She is confused about the letter because she thinks her neighbors are the ones to be at fault. It is hard for her to get into her own backyard because the neighbor has a lot of stuff piled up against the fence. Resident 1 has tried to talk to her neighbor, but nothing seems to change. Resident 1 is a little shocked that she received a letter.
3. Asked if chickens and roosters are allowed in Sonterra. Another neighbor has roosters that are always coming into her garage, and she is personally having to drive them away.
4. Wants some help finding a handy man to help install a door

Answers for Louisa

1. Tom, who is a member of the MUD board, informs Resident 1 that anything concerning utilities, specifically water, has to do with the MUD. He answers her question by stating that Sonterra is on a water boil notice as a precaution. They have tested the water and are waiting for results to come back.
2. Susan asked to see the letter and confirmed that it is a courtesy letter. She informs her that it might be a mistake. Susan asked for Resident 1's email and number so she can be in contact with her when they investigate the neighbor's house and her own house. Susan tells Resident 1 that she is going to contact the manager, Amanda, and get back to her about the letter sent to her. Susan also mentions to the resident that it's confidential to give any information about which houses in Sonterra are getting fined, but to keep in mind that people will get fined for not following the HOA guidelines.

3. Susan confirms that only chickens are allowed in backyards and they will look into houses that have roosters.
4. Susan informs Resident 1 that she will contact her about a handy man that can help her with the door.

At 6:20 pm:

Resident 2 couple show up. They live on Quartz Street as well. Their questions and concerns are as follow:

1. State that this is their first HOA meeting and that they just want to be informed. The first thing they ask is, "What is happening with the water?", more specifically ask what is happening with the fluoride and how did it get there? He asks if there has been any talk about sewer pumping in the area, and what does the city do with grey water.
2. Resident 2 wife is concerned about not having enough water to take care of her yard during the summer, a yard she just recently invested \$1000 in to. They saw a stage 2 sign and were just curious and worried what that meant for their house.
3. Resident 2 couple are curious about what the difference is between the MUD and the HOA and what improvements are going to or planning on being made.
4. Both have concerns about the construction that is going on, and about the noises on County Road 313. They say they hear people trying to race at night when they are trying to sleep and construction workers at 5-6 in the morning. They ask what is being built on the corner of CR 313 and CR 314. Also state that they have a double fence and that there is about one to one and a half inch of nail sticking out on their side, and are surprised that no one has gotten hurt.
5. They are concerned about another truck stop coming in, and coming in closer by their house.
6. Their neighbor's tree grows across their property line. They have talked to the neighbor and have had no change. They want to know what to do.

Answers for the Resident 2 Couple

1. Tom informs the Residents that these are MUD related questions but that he can answer them since he is on the MUD board. Tom states that one of the water towers we have was half full. As a precaution, the MUD informed the community to be on a water boil notice. This will be resolved once they get test results, (from the water) back in a matter of days. Tom states that the fluoride is a natural process and once the levels rise over a certain number, they have to make a public announcement. Tom also states that this is nothing to be afraid of because it isn't harmful to adults. The only real precaution to take is with babies, since they are very sensitive at such a young age.
Sewer pumping isn't normal or talked about in this area, but maybe one day people will be open to it. If they brought the idea up to the community, they wouldn't take it too well. The grey water goes to the farmers for all the cattle.
2. Tom states that the stage 2 sign is so the community is aware and more cautious about how much water they are using. Sonterra has 5 wells and if the demand of water is high, like in the summers, then they are required to have a stage 2 regulation. They city just recently drilled more wells and dug deeper than ever before. This is extremely good news because they will be able to provide more water than ever before.

3. Susan says that the HOA is more of home regulations and that the \$24 fee on the water bill each month is related to the MUD. Tom says that the MUD has to do with utilities and improvements are being planned for the community. Real dog parks are in play, more than a plain grassed area. Also planning to construct trails to walk around so everyone in the community can enjoy.
4. Tom says that the only real person who can make a difference on enforcing more strict rules about the race cars at night is, Valarie Covey. If the community would come together and petition, maybe it would catch Ms. Covey's attention.
The busses and construction are out of the HOA and MUD'S hands. Tom says it is a losing battle and no real way to enforce anything. They have talked to the developers about them starting construction later, but the workers show up extra early to beat the heat.
Tom also answers that they are building the new elementary school on the corner of 313 and 314, and this is a relief to Resident 2 couple.
5. Tom assure the Residents that no more truck stops will be coming in, especially not in that location. The truck stop company's would never have access to all the water they would need in this area, making It impossible to build one in Sonterra. Additionally, they have had problems with a lot of trash at the truck stop we have now.
6. Susan informs the couple that they can cut the part of the tree that is going over their property line. Susan states that they need to be in contact with the neighbor's first, just to avoid major conflict.

Susan closes the meeting at 6:58 pm.