

Sonterra West HOA

Meeting

10-16-17

Start time: 5:59 PM 6 residents present

Andy Bilger- Declarant

HOA doesn't handle parks, pool or common grounds, MUD responsibility.

Resident #1: Tell us about the new Condos.

Andy Bilger response: Condos are private, different from the HOA. Primarily the same restrictions. Unlike the HOA where you can park your cars on the streets, in the condos you will get towed.

Andy made a statement of that it takes about 4 months before a home is enforceable. There has yet to be a foreclosed home due to outstanding fines on a property. Typically the homeowner has vacated the property by the time it gets to that point.

1st offense: Courtesy letter

2nd offense: \$25.00 fine

3rd offense: \$50.00 fine

4th offense: \$75.00 fine

5th offense: 100.00 fine in a 6 month time period

Then the HOA sends the property to the attorney for enforcement and collection. Homeowner is responsible for all attorney fees.

If the homeowner never pays...when the homeowner sells (or refinance) they will be responsible for paying all fees.

MUD collects monthly payments monthly from the residents. \$3.50 a month from the MUD to the HOA. HOA and MUD signed an agreement when the homeowner moves into the home the first year the money goes towards the HOA. In January of the following year the homeowner will start paying a monthly fee to the MUD (currently \$24.00) on their utility bill. \$3.50 of that money goes to the HOA. HOA annually reimburses the MUD for full (not prorated) assessments the HOA collected at closing.

The fees are the lowest in the area. Other neighborhoods do not have parks and pools.

Hope to have trails and parks in 2018. Been in the works but Tom Slowbe (board member) will be taking on this project .

Resident #1: Construction activity allowed before 6:30 AM?

Andy Response: Shouldn't but concrete needs to be poured early.

Resident #1: When a car violates 10 ft rule of a neighbor's driveway can anyone call and complain other than the homeowner?

Andy Response: There are situations and the homeowner needs to be the one to call and HOA to enforce. The roads are public roads so the county won't tow unless the car is "inoperable."

The MUD does not have road power.

Resident #1: People are angry because they get letters and don't understand.

Andy Response: They were given rules when they moved in and after the first courtesy letter then they need to call/email to ask if they don't understand. He can understand people get upset .

Resident #2: When I closed on my home I received a welcome letter explaining everything. People should know the rules!

Andy Response: Yes, and if anyone has questions ask. There is always room for improvement.

Discussion about CR 332 and CR314. Where the location of the school on CR 314. The MUD doesn't have jurisdiction on County roads so they cannot put in sidewalks. Wilco Road and Bridge have authority. Andy told the room to talk to their county commissioners. Valerie Covey is our district.

Discussed the new bus route

Andy: 2 new wells are being installed and water line from Granger is a year late.

Water pressure related questions.

1. Talk to Crossroads
2. Pressure reducer the plumber puts in
3. Water softener dials the pressure back

Water lines won't increase pressure but will increase volume

Board member sent out a survey 240 people committee will be formed.

Discussion about commercial business

HOA does not own any commercial business. They own the pool but not the facility. MUD owns this building, Pool building, and the warehouse.

2-3 years you will see double in commercial.

Meeting adjourned at 7:14 PM

