

Call to Order – 10/25/2021 at 6:00pm by Susan Cutler. Meeting held at 113 Limestone Terrace, Jarrell, TX.

Introduction of representative – Susan Cutler

5 residents in attendance

Overview of the community

11k people currently living, 3500 homes, 150 under construction, 600 sold ytd for 2021

1million plus additional 6 million in improvements for parks and recreation

Appraisal value for homes about 4 billion dollars

5000 build out homes – approx. 3500

5000 Coolwater

Homeowners Q&A

1. What approximate build out in capacity are we? Requesting percentage of buildout I was aware that Sonterra is at 90% at the last MUD meeting. Would like email follow up? Coolwater, Enclave, Stonebridge (Stonebridge is not part of Sonterra). *Susan to follow up via email*
2. At what point will the development be at 90%? What is the projected date? Land is growing and it is developer driven
3. Suggestion for website to have a “ticker” for projected date and what current status is.
4. What prevents the developer from expanding? *The state*
5. Can the HOA meet more than once/yr? I feel annually is inadequate for residents’ needs and would like to have more frequent meetings. *Susan will mention to other board members.*
6. One resident here for COA meeting, communication is poor for notification of such meetings.
7. CCRs not being enforced. Not enforcing 72 hour rule for vehicles, and multi-family home use. Being in a MUD, Wilco will not enforce. SUV has been parked in same spot since June 2021. Resident being harassed by renters in the home. Renter admitted doing this to harass her. Resident communicates with the owner regularly and sates HOA is not going to enforce CCRs and they have not fined her. The lease is up for renewal and resident is planning to renew this contract. *MUD now has 150 hours/month contracted with Wilco to monitor extra hours. Harassments is Wilco responsibility and should be documented.*
8. Can I wash my truck? *Section 9D on page 14 is the CCR in question. No restrictions on washing in driveway.*
9. What is the requirement for trees? 4 on a corner lot and 2 in your yard; Interior – 2 in front yard. Resident has been directed by A&M that having 2 trees on a small subdivision lot is not good. Can we propose that CCRs be revised? *Susan will discuss amongst other board members*
10. Suggestion from a resident to give feedback for CCR interpretation. *Workshop is a good idea.*
11. Definition of a corner lot on Ibis Falls – is the MUD easement a reason builder did not plant 4 (resident on corner lot)? *Resident will go through paperwork and contact builder in order to obtain other 2 trees.*

Adjournment – 7:06pm

