

Sonterra West HOA Meeting  
October 3<sup>rd</sup>, 2022  
113 Limestone Terrace  
Jarrell, TX 76537

1. Susan -- Call to Order 6:00pm
2. Introduction of Representatives
3. Developers Report: Sonterra developed and sold approximately 1800 single family lots in the past year bringing the total to nearly 6000. Sonterra HOA is still active in Coolwater MUD where there are approximately 2000 single family lots to build out. Current projection are for 10 more years of construction in and around the two MUDs.
4. FAQ Review
  - a. Architectural Applications – reminder to attendees to complete review and send to [admin@sonterra.org](mailto:admin@sonterra.org) for any changes to the appearance of your home.
  - b. HOA vs. MUD – HOA enforces the CCRs, MUD owns & maintains parks, pools & common areas
  - c. Violation Process --
  - d. Noise/dog barking – resident expressed concern over loose dogs, experienced a bite. Resident concerned over response time as it took 2 hours. WCSO Deputy Kidwell explained how calls are processed at dispatch.  
Monetary violation and days to remedy  
Affidavits
5. Interest Increase – interest increase to 18%, no questions
6. Homeowner's questions and answers
  - a. Resident asked how we know when board elections take place and how she can be a board member. Explained it is still developer driven and not expected to go to the residents for 10 years as explained in the developer's report.
  - b. Resident concerned about 90 curve at 313 to 3001. Fence bushes & trees has blinded the curve. Another resident explained county is addressing once construction is complete.
  - c. Where is Starbuck's going to be?
  - d. Is there a set amount of fees for violations? Warnings every 6 mo, if within that 6 months, fees vary starting at \$25.

Adjournment – 6:39 p.m.