

**SONTERRA WEST HOA  
ANNUAL MEETING  
AUGUST 12, 2024, 6:30PM  
EL CENTENARIO EVENT CENTER: 801 CR 314, JARRELL, TX 76537**

- I. CALL TO ORDER-- 6:38pm
  
- II. INTRODUCTION OF REPRESENTATIVES
  - a. Tom Slowbe here on behalf of Andy Bilger
  - b. Susan Cutler, board member
  
- III. OVERVIEW OF COMMUNITY – Developer’s report (general overview)
  - a. Development of 2 MUDs in the HOA
    - i. Coolwater & Sonterra
  - b. Current home count is 5700+. This makes us one of the largest HOAs in Texas. The HOA will be in place for next 5-8 years based on the current growth and will remain declarant driven
    - i. Andy invests all the money and will stay in charge until 90% occupied, then will go to homeowners.
  - c. Active builders:
    - i. Centex
    - ii. Lennar
    - iii. Starlight
    - iv. M/I Homes
    - v. LGI
    - vi. Century
    - vii. Castle Rock
    - viii. KB
  - d. Current pace, development should near completion in 2032
  - e. Coolwater amenity center was accepted by the MUD in the middle of July 2024
    - i. Developer completed punch list items, which is unusual as the MUD normally completes punch list items after acceptance.
  - f. MUD has not reached out to declarant to discuss extending their agreement between HOA & the MUD (for the \$5 fee)
    - i. Requesting homeowners’ support in its request to the MUD to not raise the monthly fees by letting the MUD know your desire to keep the billing as it is currently being done.
    - ii. Attached is letter posted on Sonterra Parks & Rec social media page regarding the \$5 fee collected by the MUD for each home in Sonterra
  - g. Budget and financials will be posted at end of year.

- i. Capital account is set aside for things that the MUD cannot pay for such as a pool shell. Account has helped pay for fireworks, festivals, fencing, sidewalks, and other events.

#### IV. FAQ REVIEW

- a. Why HOAs are strongly disliked:
  - i. Developer understands this
  - ii. The job of the HOA is to ensure the CCRs are followed.
    - 1. Keeping cars from being parked in front yards, keeping large buildings/structures from being placed in backyards, all of this maintains the value of your home.
  - iii. 5-10% of homeowners hate the HOA, the rest generally like them.
    - 1. It keeps the property value up where it needs to be
- b. Architectural applications are in place to protect you and your property and the next buyer – compliance.
  - i. What requires an architectural review?
    - 1. House paint color change, extensive concrete work, any structures going to be placed in the back yard, changing color of the garage door, track lighting, etc.
    - 2. Architectural applications should be sent to [admin@sonterrahua.org](mailto:admin@sonterrahua.org).
    - 3. Once approved, work has to begin within 6 months.

#### V. POSSIBLE ACTION OF SONTERRA MUD AND HOW IT COULD AFFECT HOMEOWNERS' POCKETBOOKS

- a. If the agreement is not renewed, the HOA fees have to be collected by the homeowner separately and need to be increased. \$5/mo will not cover the costs to maintain your HOA due to postage, staff, attorney fees, etc. Currently Sonterra West HOA assessments are collected 100% and there are no delinquencies because of how it's currently collected.

#### VI. Q&A

- a. Will we ever become our own little city?
  - i. Our population is about 20k
    - 1. Traffic lights in place
    - 2. Wil start to get additional retail space and restaurants
  - ii. There is an opportunity for city to annex, however, would require approval of citizens in the MUD.
- b. Can the capital account be used for roads?
  - i. No – this is funded through the county road & bridge department. Contact your county commissioner.
- c. What kind of livestock is allowed?
  - i. 4 chickens are allowed, no roosters are allowed. The state property code allows this and supersedes all CCRs
- d. Vehicles blocking driveways
  - i. Roads are governed by the county. The county will not enforce towing vehicles for any reason. (again, contact your commissioner)

- ii. Will the HOA fine a homeowner if their vehicle is blocking your driveway?
        - 1. Yes, however, identifying who the vehicles belong to is difficult. If vehicle is hanging out in the street you can contact the county to see if they will tow.
    - e. What fence posts are we responsible for as homeowners?
      - i. Ideal scenario is to discuss with your neighbor and fix the fence and share the expense.
        - 1. If there is no agreement, you can build the fence on your own property line (6") inside the line.
      - ii. What if the fence is bordering the common areas?
        - 1. That question is for the MUD because they own the common areas
    - f. Why weren't Coolwater MUD residents able to vote on the Sonterra MUD elections for bonds?
      - i. That is a question for the MUD
- VII. Possible Action of Sonterra MUD and how it could affect homeowner's pocketbooks
- a. History of development was shared from 2006
    - i. Operated in regular manner – HOA operated common areas, pool, etc.
    - ii. 66% of accounts were in collections 2007-2011, HOA became unable to operate
  - b. In 2011, the pool area was expanded, and MUD/HOA went into an agreement
  - c. Currently, SWHOA is paid through the MUD bill (the \$5 fee)
    - i. The MUD pays the fee to the HOA
      - 1. We don't have to pay attorney fees to go after money owed to HOA for dues.
    - ii. \$161,000 of this is considered delinquent due to violations – not assessments -- out of 5700+ homes
  - d. Additional example: Our trash service
    - i. Clawson is in contract with the MUD for trash collection services. If each homeowner had to pay their own trash bill, it would be more than the current contracted rate that the MUD has. It would have to increase to account for additional administrative costs. Let's keep these costs lower for the homeowners.
  - e. How/who do we put the pressure on to keep it the way it is currently?
    - i. The MUD board is elected officials.
    - ii. The Homeowners/MUD customers need to speak up to the MUD and say they want to keep it the way it is – go to the monthly meetings.
  - f. What happens if the MUD decides to separate from the HOA agreement?
    - i. You will start to see a monthly statement for your HOA fees, and they will be greater than \$5 to cover administrative cost.
  - g. Will the MUD fee go down \$5 if they decide to not continue the agreement?
    - i. That is a question for the MUD.

- h. Is there a vote where we can voice this?
  - i. It was up for vote last month (July) at the MUD meeting and was tabled. It might stay tabled until the voices quiet down and they pass it amongst themselves.
- i. Will there be HOA representation at the next MUD meeting
  - i. Will discuss with Andy and see if he will be there at the next meeting (August)
- j. Homeowner commented to let everyone know to be at the MUD meeting **early** to sign up to speak.
  - i. Best to arrive at 5:45 pm and sign in on the sign in sheet. 113 Limestone next to the library.
- k. County roads, why can't the HOA make them better?
  - i. HOA will spray for weeds that pop up through the HOA roads.
  - ii. Again, contact Williamson County Road & Bridge if you have issues with a road in the subdivision or in the county.
- l. Pothole at entrance by McDonalds -- Lake Sonterra
  - i. Engineering issue at the beginning of the development
  - ii. 3 years ago, city mayor, Andy and Williamson Co Road & Bridge agreed to fixing the road with engineered plans produced by Developer. Mayor agreed to fix if developer got the plans.
    - 1. Developer produced plans for engineering
    - 2. Once it was ready for a vote, the mayor of Jarrell decided to not fix it.
- m. Crime in Sonterra -- How can we curb the crime here? We have had a lot of break-ins. Homeowner was at a city meeting and was told that the City and the County can't come to an agreement.
  - i. Advise to go to the MUD for status. There was a contract in place between the MUD and the WCSO for patrolling.
- n. How do we get crime fixed?
  - i. Email Commissioner Boles and Covey and then it can be followed up by contacting your state representatives Schwertner and Carter.

VIII. Agenda, Architectural Review Application, Who Does What FAQ, Sonterra MUD contacts, Letter from Sonterra Parks & Rec (MUD), and Developer's Report are all attached to these minutes.

IX. Adjournment – 8:48pm

# SONTERRA WEST HOA

Annual Meeting  
August 12<sup>th</sup>, 2024  
**El Centenario Event Center**  
801 CR 314  
Jarrell, TX 76537  
6:30 PM

Sonterra West Association will hold the annual meeting for Sonterra West Homeowner Association on Monday, **August 12<sup>th</sup>, 2024**. The meeting will be called to order at **6:30 PM** at 801 CR 314 Jarrell, TX 76537.

- I. Call to order- 6:30 PM
- II. Introduction of representative
- III. Overview of the community- Developers report
- IV. FAQ Review
  - a. Architectural Applications
  - b. HOA VS. MUD
  - c. Violation Process
    - i. Monetary violation
    - ii. Days to remedy
- V. Possible Action of Sonterra MUD and how it could affect homeowners' pocketbooks.
- VI. Homeowners Questions and Answers
- VII. Adjourn



## Sonterra West Homeowners Association

### Architectural Review Application

Name:

Address of Proposed Change:

Phone Number:

Email Address:

### Proposed Change

General Description of Proposed Change (use additional pages if necessary) :

*Please include type and color of materials to be used, location on the property, and any other pertinent information required to evaluate the change. Please review the CCR's at [www.sonterrahwa.org/documents](http://www.sonterrahwa.org/documents) to make sure you are within the guideline*

Material:

### Return Information Attach Drawings if Applicable

Send by Mail:

Send by Email:

Sonterra West HOA, P.O. Box 81, Jarrell, TX 76537

[manager@sonterrahwa.org](mailto:manager@sonterrahwa.org)

**Include Architectural Drawings or Documentations (if applicable)**

*Owner(s) understand that the authority to perform an alteration granted by this application will automatically expire if the work is not commenced within 6 months following approval. Moreover, Owner(s) agree to honor any deadlines established by Committee for the completion of the proposed improvements referenced herein.*

*Owner(s) agree to store construction materials on his/her own property, rather than on common areas, easements or parking areas, to bear the cost of repairing any damage to such areas, and to remove all unused materials from public view within 7 days following the completion of work.*

***The Sonterra West HOA review committee has 30 days to review the application from the date submitted.***

## Who Does What?

<b>Responsibility</b>	<b>Sonterra MUD</b>	<b>Your HOA</b>
Anything related to the POOL	YES	
Anything related to the PARKS	YES	
TREES (except trees on your property)	YES	
Hiring LIFEGUARDS	YES	
Anything related to the Common/Detention Areas	YES	
OPENS or CLOSES the Pool	YES	
Who collects monthly Park/Rec fees	YES	
Raises/Lowers the Parks and Rec Fee	YES	
Enforces the HOA CCRs		YES

## Sonterra MUD Parks and Recreation

Dear Sonterra Community:

Yesterday you may have received an email from the Sonterra HOA regarding the funding of restrictive covenant enforcement in the community. I am writing this message on behalf of Sonterra MUD to help clarify the issues introduced in that email.

The HOA and Sonterra MUD entered into a Lease/Purchase Agreement in 2011. Under the Lease/Purchase Agreement, the MUD agreed to pay the HOA monthly lease payments until July 2024, at which time the MUD would pay the HOA a large balloon payment and the HOA would convey ownership of the Sonterra clubhouse and pool property to the MUD. As further consideration for the property, the MUD agreed to pay the HOA up to \$5.00 per month per home in order for the HOA to conduct deed restriction enforcement within the MUD and the HOA. The Lease/Purchase Agreement expires when the balloon payment is made to the HOA and the HOA deeds the clubhouse and pool property to the MUD. When this occurs, the restrictive covenant enforcement payments cease as well, since they are part of the Lease/Purchase Agreement. The balloon payment and conveyance of the property have not yet occurred.

Sonterra MUD is considering whether it is appropriate for the MUD to continue paying the HOA to conduct restrictive covenant enforcement under a new agreement, or whether the HOA should be responsible for assessing fees itself to fund its covenant enforcement, which is how HOAs typically function.

Like the HOA, the MUD does not want restrictive covenant enforcement to lapse, as enforcement is necessary to ensure a clean and well-maintained community. The MUD is also keenly aware of the cost burden of covenant enforcement on residents, which has been made clear by the feedback received from residents. The MUD takes its fiscal responsibility to the residents seriously.

The Sonterra MUD Board met at its regular monthly meeting on July 15th to consider how to proceed when the Lease/Purchase Agreement expires. The Board did not take any action on the matter at the meeting but considered the issues and listened to residents' comments. The Board is grateful for the large turnout at the meeting and encourages public participation. The Board will consider the matter again at its August 19th Board meeting and welcomes Sonterra residents to attend.

Thank you,

Blake Reynolds  
General Manager, Sonterra MUD  
[blake.reynolds@sonterramud.org](mailto:blake.reynolds@sonterramud.org)



Time Frame: 2023- 2024

With the growth of Sonterra residential nearing an end the HOA is now encountering the majority of its growth in Coolwater MUD. Two MUDs, one HOA. We expect the HOA to be in place for the next 5-8 years at the current growth.

Active Builders contributing to the growth of the HOA are;

Centex

Lennar

Starlight

M/I Homes

LGI

Century

Castle rock

KB

At current pace of sales, the development should near completion in 2032.

The Coolwater amenity center was accepted by the MUD in the middle of July 2024. It could have been accepted in June, but the MUD felt it necessary to have the developer complete all the punch list items prior to accepting the facility. Note: This is unusual, generally punch list items are completed after the acceptance.

Please support the HOA in its request to the MUD not to raise your monthly fees by letting the MUD know your desire to keep the billing as it is currently being done. In today's environment, costs of groceries, fuel, etc. The last thing we want is to have the homeowner pay even more money.

As of today, the MUD has NOT reached out to the Declarant to discuss extending the agreement between the MUD and the HOA.

Attached is the explanation that was posted on the Sonterra MUD parks and Rec Facebook page, regarding the \$5 collected by the MUD. It was written by the MUD attorney and signed by Blake Reynold.

The HOA capital account has and will be used to pay for improvements which the MUD's are unable to fund such as the swimming pool shell. The funds have been used in the past to pay for sidewalks, park improvements and public events.