

## 10-14-2019 Sonterra Condominium TWO Meeting Minutes

Call to Order: 7:03 pm

4 People present

Introduction of representatives: Susan & Andy

Election of board members from the community: preparation to hand over board to residents

Community Overview: Lennar, LGI, & Starlight builders. Approx 480 by end of year. Budget presented for 2020. Working capital fund, road sinking fund is 80% of \$26 residents pay monthly. Set to pay for new roadways in 25 years. Main concern is restrictive covenants – discussed below:

### Question & Answers from Homeowners:

1. Homeowner cannot have people over without cars being towed. Streets are narrow and guest parking is always full. Explained that the guest parking is throughout the neighborhood. No parking on streets. There is 1 parking spot for every two houses for guest parking.
2. On Rainey, another homeowner says she sees people that do not live in the neighborhood taking up two spaces. They are on her home surveillance. Mainly from Biles. She states they cannot have that many cars parked at their home, so they use these guest parking spots.
3. Homeowner questioning \$26 monthly fee. Is that separate from what she paid at closing. Yes, it is different. \$26/mo after the first year you live in the community. Preferred to be paid quarterly or annually.
4. What do you do with the money? 15% to management, 5% to insurance, 80% to sinking fund
5. Are the covenants going to be amended? They have been, added some rules about fireworks.
6. What is the problem with prefab storage units? Reviewed the specs on height, plastic/resin versus non-plastic. Andy also spoke on properties that were grandfathered in prior to 2012 (newest set of HOA rules).
7. Can you direct me to the CCR for Gazebos, Hot tubs, and pools? They are online on Sonterra's website under Condo 1 and Condo 2.
8. Is there a regulation on trees if we wanted to plant one? Be aware of the 15' utility easement. You can plant trees in front or back without approval.
9. Do you need approval for a deck/awning structure? Yes, send a request online for a structure review. Decks off of a porch don't need approval, anything seen over the fence will need approval.
10. What about trees that have died (in addition to the two planted)? You don't need to plant another in its place.
11. Will there be more development? Condo 2 association will be complete w/in the next year. Sonterra itself has room for another 2000 homes. Adjacent muds will add 3800 homes. LGI is building a neighborhood to the north and another development to the East.
12. Is Condra going to be fixed? Yes, it's coming. Williamson County Road and Bridge is working on it.
13. How do you handle your code enforcement? Management Company handles everything. They drive through weekly.

Meeting adjourned at 7:57pm