

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

APRIL 14, 2021

MINUTES

**STATE OF TEXAS
COUNTY OF BEXAR**

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in Regular Session, open to the public and pursuant to Notice duly given at 6:30 p.m., at 16450 Wildlake Blvd, Helotes, Texas 78023, on the 14th day of April 2021, with the following member's present to-wit:

Robert Kuhn, President
Zulema Fuentes-Real, Vice-President
Bill Burn, Treasurer
Max Hooti, Assistant Secretary
Dale Ferguson, Director

And no members absent, thus constituting a quorum. Also present were John Bartholmae, Julie Zapata, Jim Berbiglia and Chris Lauderdale, San Antonio Ranch residents.

President Kuhn called the meeting to order and announced that the first item of business would be:

I. CONSENT AGENDA:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETINGS HELD
MARCH 10, 2021**
- 2. REPORT CONCERNING FEBRUARY 2021 TAX COLLECTIONS**
- 3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS
INCURRED AND AUTHORIZATION OF EXPENDITURES**

Director Burn moved that the Board approve the items within the consent agenda as follows. Director Hooti seconded the motion, which passed by unanimous vote of the Directors present.

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

MARCH 10, 2021

MINUTES

**STATE OF TEXAS
COUNTY OF BEXAR**

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in Regular Session, open to the public and pursuant to Notice duly given at 6:30 p.m., at 16450 Wildlake Blvd, Helotes, Texas 78023, on the 10th day of March 2021, with the following member's present to-with:

Robert Kuhn, President
Bill Burn, Treasurer
Max Hooti, Assistant Secretary
Dale Ferguson, Director

And Zulema Fuentes-Real absent, thus constituting a quorum. Also present were John Bartholmae, Donna McAninch, Julie Zapata and Alicia Paredes, San Antonio Ranch residents.

President Kuhn called the meeting to order and announced that the first item of business would be:

I. CONSENT AGENDA:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETINGS HELD
FEBRUARY 10, 2021**
- 2. REPORT CONCERNING JANUARY 2021 TAX COLLECTIONS**
- 3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS
INCURRED AND AUTHORIZATION OF EXPENDITURES**

Director Hooti moved that the Board approve the items within the consent agenda as follows. Director Ferguson seconded the motion, which passed by unanimous vote of the Directors present.

S.A. MUD#1
3-10-2021

II. STATUS REPORTS:

II. (A.) DISCUSSION REGARDING 2020/2021 PROJECTS/PLANS

- 1. Ranch Parkway Fencing**
- 2. Pressure Wash MUD Building**

Director Burn expressed concern over the non-matching paint on the San Antonio Ranch entrance sign. Also, the Board will pursue pressure washing of the MUD building when it gets warmer.

II. (B.) DISCUSSION REGARDING MAINTENANCE AND APPEARANCE OF DISTRICT PROPERTY

- 1. PROPERTY MAINTENANCE**
- 2. UNLAWFUL DUMPING**

II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

II. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS

II. (E.) DISCUSSION REGARDING REQUESTS FOR USE OF THE MUD BUILDING

II. (F.) SECURITY - GENERAL

II. (G.) PUBLIC RELATIONS

There was no new information to report on any of these items at this time.

III. UNFINISHED BUSINESS

(A.) REMINDER THAT TRANSFER/LEASE DOCUMENTS FOR TENNIS COURTS, LOT 91, BLOCK 2, UNIT 1, SAN ANTONIO RANCH SUBDIVISION AND MUD BUILDING AND SURROUNDING PROPERTY FROM SA MUD #1 TO SAR HOA ARE AVAILABLE UPON HELOTES ANNEXATION.

President Kuhn stated that this item is on hold at this time. He also noted that Norton Rose and Fulbright are listed as Guarantor on these documents and as Norton Rose and Fulbright are no longer the District Legal Counsel, he will reach out to DNRBZ to obtain an estimate of cost to take over this responsibility.

III. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING THE HACA PETITIONING THE CITY OF HELOTES FOR FUTURE ANNEXATION

There was no new information to report on this item currently.

III. (C.) DISCUSSION REGARDING INFORMATION ON PROPOSED NEW TRASH COLLECTION SOURCES

Director Ferguson stated that he researched available waste haulers and recommended that the Board renew the contract with Waste Management.

S.A. MUD#1
3-10-2021

III. (D.) DISCUSSION AND POSSIBLE ACTION REGARDING PLACEMENT OF A WALKING TRAIL

A brief discussion of the proposed walking trail on the 40-acre conservation easement took place between residents in attendance. After the discussion Director Ferguson moved that the Board should not support this project. Director Hooti seconded the motion, which passed by unanimous vote of the Directors present.

III. (E.) DISCUSSION AND POSSIBLE ACTION REGARDING LEGAL EXPENSE IN REVIEWING AND PREPARING FOR III. A. & B. ABOVE

President Kuhn stated that he had received a proposal and is looking for a more economical option.

IV. (A.) DISCUSSION AND ACTION REGARDING WASTE MANAGEMENT OIL SPILL AND POSSIBLE SETTLEMENT

A brief discussion was held, and it was the consensus to request a settlement once more.

IV. (B.) DISCUSSION AND ACTION REGARDING CITIZEN'S CONCERNS AND CUSTOMER CORRESPONDENCE

One resident brought up concerns regarding the small containers for recycling. Director Ferguson stated that he would contact Waste Management for other options. Another resident brought up concerns regarding the current lock situation at the gate of the tennis courts. It was the consensus of the Board to consider other options and add this item to the agenda for the next regular meeting of the Board.

S.A. MUD#1
3-10-2021

There being no further business, the meeting was adjourned.

Robert L. Kuhn, President
San Antonio Municipal Utility District No. 1

ATTEST:

Max Hooti, Assistant Secretary
San Antonio Municipal Utility District No. 1

(seal)

TAX COLLECTIONS
DISTRIBUTION

DEPOSITS: 3/4/2021 \$10,537.75
4/1/2021 \$4,962.34

DATE: 4/14/2021 February 2021 Tax Collections

RECEIVED:	TAX	P&I	ATT FEE	OTHER	TOTAL COLLECTIONS	LESS ATTORNEY FEE	BALANCE	REFUNDS/TAX ASSESSOR FEE	BALANCE	REMITTED
							\$15,500.09			
Y1999	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2000	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2001	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2002	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2003	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2004	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2005	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2006	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2007	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2008	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2009	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2010	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2011	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2012	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2013	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2014	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2015	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2016	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2017	\$78.25	\$33.65	\$22.38		\$134.28	(\$22.38)	\$111.90		\$111.90	
Y2018	\$207.73	\$74.78	\$56.50		\$339.01	(\$56.50)	\$282.51		\$282.51	
Y2019	\$204.88	\$49.17	\$50.81		\$304.86	(\$50.81)	\$254.05		\$254.05	
Y2020	\$14,826.63	\$25.00	\$0.00		\$14,851.63		\$14,851.63	\$0.00	\$14,851.63	
TOTAL	\$15,317.49	\$182.60	\$129.69	\$0.00	\$15,629.78	(\$129.69)	\$15,500.09	\$0.00	\$15,500.09	\$15,500.09

YEAR	MAINT. TAX	P&I	ATT FEE	LESS FEE/REFUND	D S TAX	P&I	ATT FEE	LESS FEE/REFUND	TOTAL
Y1999	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2004	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2005	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2008	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2009	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2017	\$49.09	\$21.11	\$14.04	(\$14.04)	\$29.16	\$12.54	\$8.34	(\$8.34)	\$111.90
Y2018	\$137.72	\$49.58	\$37.46	(\$37.46)	\$70.01	\$25.20	\$19.04	(\$19.04)	\$282.51
Y2019	\$139.15	\$33.40	\$34.51	(\$34.51)	\$65.73	\$15.77	\$16.30	(\$16.30)	\$254.05
Y2020	\$11,189.66	\$18.87	\$0.00	\$0.00	\$3,636.97	\$6.13	\$0.00	\$0.00	\$14,851.63
TOTAL	\$11,515.62	\$122.95	\$86.01	(\$86.01)	\$3,801.87	\$59.65	\$43.68	(\$43.68)	\$15,500.09

TOTAL AMT DUE GOF	\$11,724.58	TOTAL AMT DUE DSF	\$3,905.20		\$15,629.78
LESS: ATTORNEY FEE	(\$86.01)	LESS: ATTORNEY FEE	(\$43.68)		(\$129.69)
LESS: TAX ASSESSOR FEE		LESS: TAX ASSESSOR FEE			\$0.00
LESS: REFUNDS/REVERSALS		LESS: REFUNDS/REVERSALS			\$0.00
AMT FOR GOF DEPOSIT:	\$11,638.57	AMT FOR DSF DEPOSIT:	\$3,861.52	TOTAL =	\$15,500.09
					\$15,500.09

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1
REPORT OF OPERATIONS
4/14/2021**

REVENUES

Collections this period (Maint. Tax)	2/21	\$11,638.57
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Miscellaneous Revenue:

TOTAL REVENUE THIS PERIOD		\$11,638.57
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EXPENSES

Auditing	\$0.00
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Waste Management	\$4,528.70
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AT & T Mobility	\$65.68
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AT & T U-Verse	\$69.89
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CITY PUBLIC SERVICE:

# 2096723016 SA MUD OFFICE	\$41.58
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SAN ANTONIO WATER SYSTEMS:

# 0514993248891 SA MUD OFFICE	\$34.64
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DIRECTORS FEES:

B. BURN

R. KUHN

Z. FUENTES-REAL

D. FERGUSON

M. HOOTI

PROPERTY MAINTENANCE	\$0.00
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LEGAL FEES	\$400.00
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INSURANCE	\$0.00
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OFFICE MANAGER	\$1,770.96 **
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PETTY CASH	\$0.00
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MISCELLANEOUS:

City Public Service - Street Light	\$24.68
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IRS Payroll Deposit March 2021	\$450.40
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Darla Harlos - Office Cleaning - April 2021	\$100.00
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Max Hooti - Lock for Tennis Courts	\$42.80
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TOTAL EXPENSES FOR THIS PERIOD:	\$7,529.33
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REVENUES MINUS EXPENSES THIS PERIOD	\$4,109.24
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 REPORT OF OPERATIONS
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
 4/14/2021

NOTES:

** Previously Paid

*** Pending Invoice

**** Previously Approved

TAX CLEARING AND FUND TRANSFERS:

FROM	TO		AMOUNT
1. FROST CLEARING	FROST OPERATING	check	\$11,638.57
2. FROST CLEARING	TEX POOL OPERATING	WIRE	
3. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	\$3,861.52
4. TEX POOL OPERATING	FROST OPERATING	WIRE	
5. FROST CLEARING	TEX POOL CLEARING	WIRE	
5. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	
6. FROST DEBT SERVICE	TEX POOL DEBT SERVI	WIRE	
7. TEX POOL CLEARING	TEX POOL OPERATING	WIRE	
8. TEX POOL CLEARING	TEX POOL DEBT SERVI	WIRE	
9. FROST OPERATING	TEX POOL OPERATING	WIRE	
10. TEX POOL DEBT SERVICE	FROST DEBT SERVICE	WIRE	
TOTAL TAX CLEARING & FUND TRANSFERS			----- \$15,500.09

DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures \$0.00

S.A. MUD#1
4-14-2021

II. STATUS REPORTS:

II. (A.) DISCUSSION REGARDING 2020/2021 PROJECTS/PLANS

- 1. Ranch Parkway Fencing**
- 2. Pressure Wash MUD Building**

President Kuhn stated that he would obtain an estimate of materials needed to repair and paint the fencing. Also, the Board will pursue pressure washing of the MUD building soon.

II. (B.) DISCUSSION REGARDING MAINTENANCE AND APPEARANCE OF DISTRICT PROPERTY

- 1. PROPERTY MAINTENANCE**
- 2. UNLAWFUL DUMPING**

It was reported that an outside light is not working and needs to be repaired. A discussion was held regarding tree maintenance and Director Ferguson made a motion to obtain an estimate on that as well. Director Burn seconded the motion, which passed by unanimous vote of the Directors present.

II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

II. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS

II. (E.) DISCUSSION REGARDING REQUESTS FOR USE OF THE MUD BUILDING

II. (F.) SECURITY - GENERAL

II. (G.) PUBLIC RELATIONS

There was no new information to report on any of these items at this time.

III. UNFINISHED BUSINESS

(A.) REMINDER THAT TRANSFER/LEASE DOCUMENTS FOR TENNIS COURTS, LOT 91, BLOCK 2, UNIT 1, SAN ANTONIO RANCH SUBDIVISION AND MUD BUILDING AND SURROUNDING PROPERTY FROM SA MUD #1 TO SAR HOA ARE AVAILABLE UPON HELOTES ANNEXATION.

President Kuhn stated that this item is on hold at this time. He also noted that Norton Rose and Fulbright are listed as Guarantor on these documents and as Norton Rose and Fulbright are no longer the District Legal Counsel, he will reach out to DNRBZ to obtain an estimate of cost to take over this responsibility.

S.A. MUD#1
4-14-2021

**III. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING THE HACA
PETITIONING THE CITY OF HELOTES FOR FUTURE ANNEXATION**

There was no new information to report on this item currently.

III. (C.) DISCUSSION REGARDING TRASH AND RECYCLING CONTAINERS

Director Ferguson stated that he spoke with Tiana at Waste Management who will provide option for containers and bulk pick up.

**III. (D.) DISCUSSION AND ACTION REGARDING WASTE MANAGEMENT OIL
SPILL AND POSSIBLE SETTLEMENT**

A brief discussion was held, and it was the consensus to request a settlement once more.

**IV. (B.) DISCUSSION AND ACTION REGARDING CITIZEN'S CONCERNS AND
CUSTOMER CORRESPONDENCE**

President Kuhn stated the he would request Bexar County assistance regarding the condition of the streets in the PUD.

It was reported that there was chatter regarding a new combination lock at the tennis courts. Jim Berbiglia stated that he has agreed to leave them open on a trial basis and signs at the tennis court gate state that the tennis courts are for resident use only and any guests need to be accompanied by said resident.

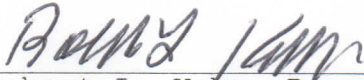
Director Hooti has purchased locks for the shed.

Trailers are being parking in the road, the HOA cannot do anything about that if they are parked on a county road, private property is a different matter.

The HOA is looking into the asphalt for the greenbelt at Condor Pass.

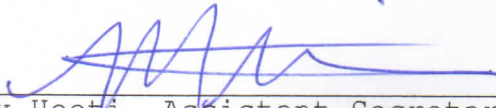
S.A. MUD#1
4-14-2021

There being no further business, the meeting was adjourned.



Robert L. Kuhn, President
San Antonio Municipal Utility District No. 1

ATTEST:



Max Hooti, Assistant Secretary
San Antonio Municipal Utility District No. 1

(seal)

