

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1**

**JUNE 9, 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 12th day of June 2021, with the following member's present to-with:

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 Debra Conkle, Office Manager, John Bartholmae, Maria and Trey Fernandez III, David Echevarria, 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  
MAY 12, 2021**
- 2. REPORT CONCERNING APRIL 2021 TAX COLLECTIONS**
- 3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS  
INCURRED AND AUTHORIZATION OF EXPENDITURES**

Director Fuentes-Real 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.

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1**

**MAY 12, 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 12th day of May 2021, with the following member's present to-with:

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

And Dale Ferguson absent, thus constituting a quorum. Also present were John Bartholmae, Julie Zapata, Jim Berbiglia, Phil and Donna McAninch 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  
APRIL 14, 2021**
- 2. REPORT CONCERNING MARCH 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 Burn seconded the motion, which passed by unanimous vote of the Directors present.

S.A. MUD#1  
5-12-2021

**II. STATUS REPORTS:**

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

1. Ranch Parkway Fencing
2. Pressure Wash MUD Building

No action was taken on this item at this time.

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

1. PROPERTY MAINTENANCE
2. UNLAWFUL DUMPING

Director Hooti stated that he would contact Ronnie Galik for property maintenance to begin around June 11, 2021.

At this time, the HOA submitted a Request for Reimbursement for Apacheria dump clean up in the amount of \$541.00. A discussion was held regarding the fact that the Board had not authorized this expense and the amount is over \$500.00. It was the consensus of the Board to table further discussion regarding this matter until there is a full board 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 currently.

**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  
5-12-2021

**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**

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

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

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

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

Julie Zapata asked when the debt service tax would end, and the Board indicated it would depend on how much money is in the fund. The Board is trying to discontinue the debt service tax during the last three (3) years of the bond payments in 2023.

There being no further business, the meeting was adjourned.

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

ATTEST:

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

(seal)

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1  
 REPORT OF OPERATIONS  
 6/9/2021**

**REVENUES**

Collections this period (Maint. Tax) 4/21 \$2,491.42

Miscellaneous Revenue:

**TOTAL REVENUE THIS PERIOD \$2,491.42**

**EXPENSES**

Auditing	\$0.00
Waste Management	\$4,528.70
AT & T Mobility	\$65.86
AT & T U-Verse	\$79.93
CITY PUBLIC SERVICE:	
# 2096723016 SA MUD OFFICE	\$34.61
SAN ANTONIO WATER SYSTEMS:	
# 0514993248891 SA MUD OFFICE	\$34.64
DIRECTORS FEES:	
B. BURN	
R. KUHN	
Z. FUENTES-REAL	
D. FERGUSON	
M. HOOTI	
PROPERTY MAINTENANCE	\$0.00
LEGAL FEES	\$0.00
INSURANCE	\$0.00
OFFICE MANAGER	\$1,770.96 **
PETTY CASH	\$119.84
MISCELLANEOUS:	\$0.00
City Public Service - Street Light	\$23.45
IRS Payroll Deposit May 2021	\$450.40
Darla Harlos - Office Cleaning - May 2021	\$100.00
Bexar Appraisal District - 3rd Quarter	\$310.00

**TOTAL EXPENSES FOR THIS PERIOD: \$7,518.39**  
**REVENUES MINUS EXPENSES THIS PERIOD (\$5,026.97)**

PAGE 2  
 REPORT OF OPERATIONS  
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES  
 6/9/2021

NOTES:

\*\* Previously Paid

\*\*\* Pending Invoice

\*\*\*\* Previously Approved

TAX CLEARING AND FUND TRANSFERS:

FROM	TO		AMOUNT
1. FROST CLEARING	FROST OPERATING	check	\$2,491.42
2. FROST CLEARING	TEX POOL OPERATING	WIRE	
3. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	
4. TEX POOL OPERATING	FROST OPERATING	WIRE	
5. FROST CLEARING	TEX POOL CLEARING	WIRE	
5. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	\$809.78
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			----- \$3,301.20

DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures	----- \$0.00
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TAX COLLECTIONS  
DISTRIBUTION

DEPOSITS: 5/18/2021 \$3,301.20

DATE: 6/9/2021 April 2021 Tax Collections

RECEIVED:					TOTAL	LESS	\$3,301.20		REFUNDS/TAX		
TAX	P&I	ATT FEE	OTHER	COLLECTIONS	ATTORNEY FEE	BALANCE	ASSESSOR FEE	BALANCE	REMITTED		
Y1999	\$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
Y2001	\$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
Y2003	\$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
Y2005	\$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
Y2007	\$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
Y2009	\$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
Y2011	\$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
Y2013	\$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
Y2015	\$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
Y2017	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00			\$0.00
Y2018	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00			\$0.00
Y2019	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00			\$0.00
Y2020	\$3,258.25	\$42.95	\$0.00	\$0.00	\$3,301.20		\$0.00	\$3,301.20	\$0.00	\$3,301.20	
TOTAL	\$3,258.25	\$42.95	\$0.00	\$0.00	\$3,301.20	\$0.00	\$0.00	\$3,301.20	\$0.00	\$3,301.20	\$3,301.20

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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2019	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2020	\$2,459.00	\$32.41	\$0.00	\$0.00	\$799.25	\$10.54	\$0.00	\$0.00	\$3,301.20
TOTAL	\$2,459.00	\$32.41	\$0.00	\$0.00	\$799.25	\$10.54	\$0.00	\$0.00	\$3,301.20

TOTAL AMT DUE GOF	\$2,491.42	TOTAL AMT DUE DSF	\$809.78		\$3,301.20
LESS: ATTORNEY FEE		LESS: ATTORNEY FEE			\$0.00
LESS: TAX ASSESSOR FEE		LESS: TAX ASSESSOR FEE			\$0.00
LESS: REFUNDS/REVERSALS		LESS: REFUNDS/REVERSALS			\$0.00
AMT FOR GOF DEPOSIT:	\$2,491.42	AMT FOR DSF DEPOSIT:	\$809.78	TOTAL =	\$3,301.20
					\$3,301.20

S.A. MUD#1  
6-09-2021

**II. STATUS REPORTS:**

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

1. Ranch Parkway Fencing
2. Pressure Wash MUD Building

No action was taken on this item at this time.

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

1. PROPERTY MAINTENANCE
2. UNLAWFUL DUMPING

President Kuhn reported that he and Director Hooti had cleaned some graffiti, the column on the catwalk is starting to deteriorate and mowing still start tomorrow.

At this time, the HOA submitted a Request for Reimbursement for Apacheria dump clean up in the amount of \$541.00. A discussion was held regarding the fact that the Board had not authorized this expense and the amount is over \$500.00. Director Ferguson moved, that due to the reasons, the Board not approve this expense and not reimburse. Director Burn seconded the motion, which passed by unanimous vote of the Directors present.

**II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE**

It was mentioned that an electrician is needed to repair the outside lighting. However, no action was taken

**III. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS**

Director Fuentes-Real stated that there had been some rate changes but nothing major. No other action was taken.

**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 currently.



5/12/2021

MUD Board  
San Antonio Ranch

**Request for Reimbursement**

The San Antonio Ranch HOA cleaned up the Apacheria Rd trash dump and would like for your board to consider reimbursing the HOA for removing two loads of trash.

1st load:	\$275
2nd load:	<u>\$266</u>
TOTAL	\$541

Thank you,

San Antonio Ranch HOA Board

*Denied*

Covel Gardens Landfill  
 8611 Covel Road  
 San Antonio, TX, 78252  
 Ph: (210) 623-8800

Original  
 Ticket# 3179350

**WM- COVEL GARDENS**

8611 COVEL RD  
 SAN ANTONIO, TX 78252  
 2106234343

Cashier: Jessica H.  
 Transaction 300017

**Total \$266.19**

DEBIT CARD SALE \$266.19

Retain this copy for statement  
 validation

05 Apr-2021 11:42 02A  
 \$266.19 | Method: LMV  
 US DEBIT XXXXXXXXXXXX1870  
 COMMONWEALTH SERVICE  
 Reference ID: 109500529548  
 Auth ID: 840884  
 MID: \*\*\*\*\*7990  
 AID: A000000980840  
 At: NtwkNm: VISA  
 R: Ind: CREDIT  
 SIGNATURE VERIFIED

Online: <https://clover.com/p/7NQ19Q4DPZ9JP>

Payment 7NQ19Q4DPZ9JP

Clover Privacy Policy  
<https://clover.com/privacy>

DEBITCARD CASH-CREDIT CA Carrier CREDIT CREDIT CARD - CASH ACCT.  
 2021 Vehicle# TARE1 Volume  
 Card Container  
 Driver  
 Check# 0  
 Billing # 0000482  
 Gen EPA ID  
 Grid

Scale	Operator	Inbound	Gross	25000 lb
2:12 In Scale 1	efernan4		Tare	18020 lb
1:38 Out Scale 1	jholmel3		Net	6980 lb
			Tons	3.49

4269  
 ews

"NO BURNING IS PROHIBITED" " NO ES PROHIBIDO LEVANTAR COSAS"

LD%	Qty	UOM	Rate	Fee	Amount	Origin
100	3.49	Tons	56.00	3.28	\$195.44	
arg 100		%	6.63		\$14.68	
Env 100	1	Load	26.00		\$26.00	
y C 100		%	3.60		\$7.97	
er 100		%	8.50		\$18.82	

endered \$266.19, Chg Due \$0.00

Total Fees \$3.28  
 Total Ticket \$266.19

I delivered to this facility on this date does not

hazardous, toxic, radioactive wastes or substances, or

te.

any non-allowable wastes I bring to this facility, or

or removal of such wastes, upon requests from this facility.

**WM- COVEL GARDENS**

8611 COVEL RD  
SAN ANTONIO, TX 78252  
2106234343

Cashier: Angela R

Transaction 300002

**Total \$275.84**

DEBIT CARD SALE \$275.84

Covel Gardens Landfill  
1611 Covel Road  
San Antonio, TX, 78252  
Ph: (210) 623-8800

Original  
Ticket# 3175363

FCARD CASH-CREDIT CA Carrier CREDIT CREDIT CARD - CASH ACCT.  
l Vehicle# TARE20 Volume  
rd Container  
Driver  
Check# 0  
Billing # 0000482  
Gen EPA ID

Grid

Retain this copy for statement  
validation

Scale	Operator	Inbound	Gross	
1 In Scale 1	efernan4			25140 lb
0 Out Scale 1	Angela		Tare	17880 lb
			Net	7260 lb
			Tons	3.63

29-Mar-2021 8:56:15A  
\$275.84 | Method: EMV  
US DEBIT XXXXXXXXXXXX1870  
COMMONWEALTH SERVICE  
Reference ID: 108800524878  
Auth ID: B13262  
MID: \*\*\*\*\*7990  
AID: A000000980840  
AthNtwkNm: VISA  
RtInd: CREDIT  
SIGNATURE VERIFIED

IS PROHIBITED" " ES PROHIBIDO LEVANTAR COSAS"

LD%	Qty	UOM	Rate	Fee	Amount	Origin
100	3.63	Tons	56.00	3.41	\$203.28	
100		%	6.72		\$15.41	
100	1	Load	26.00		\$26.00	
100		%	3.60		\$8.25	
100		%	8.50		\$19.49	

Online: <https://clover.com/p/CE3MYGW8N12NA>

Card \$275.84, Chg Due \$0.00

Total Fees \$3.41  
Total Ticket \$275.84

Payment CE3MYGW8N12NA

Clover Privacy Policy  
<https://clover.com/privacy>

I delivered to this facility on this date does not  
contain hazardous, toxic, radioactive wastes or substances, or  
any other non-allowable wastes I bring to this facility, or  
the removal of such wastes, upon requests from this facility.

Driver's Signature

S.A. MUD#1  
6-09-2021

**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 TRASH AND RECYCLING CONTAINERS**

Director Ferguson stated that the new containers being discussed would be much bigger. It was also noted that the HOA is considering revising the Covenants to include that trash receptacles are not visible from the road.

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

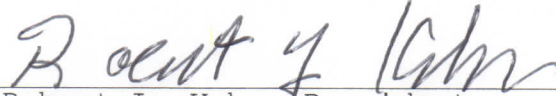
President Kuhn announced that this is a dead subject, and that the HOA should form a committee to approach the County Commissioner to repave the roads. Director Hooti suggested using the PUD's residents Bexar County tax payment records over the past 20 years to provide further evidence that repaving these roads would be warranted.

S.A. MUD#1  
6-09-2021

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

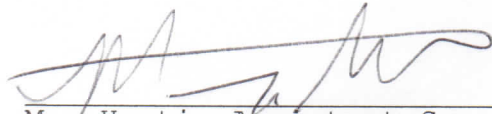
There were no citizen's concerns or correspondence to review.

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)

