

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

DECEMBER 8, 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 8th day of December 2021, with the following member's present to-with:

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

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Office Manager and Earle Lauderdale, Jim Berbiglia, John Bartholmae and Maria and Trey Fernandez, San Antonio Ranch residents.

President Kuhn called the meeting to order; recitation of the Pledge of Allegiance and then announced that the first item of business would be:

I. CONSENT AGENDA:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETING HELD NOVEMBER 10, 2021**
- 2. REPORT CONCERNING OCTOBER 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.

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

NOVEMBER 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 November 2021, with the following member's present to-with:

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

and Zulema Fuentes-Real absent, thus constituting a quorum. Also present were Debra Conkle, Office Manager and Earle Lauderdale, San Antonio Ranch resident.

President Kuhn called the meeting to order; recitation of the Pledge of Allegiance and then announced that the first item of business would be:

I. CONSENT AGENDA:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETINGS HELD OCTOBER 13, 2021**
- 2. REPORT CONCERNING SEPTEMBER 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.

S.A. MUD#1
11-10-2021

II. STATUS REPORTS:

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

It was requested that "Tree Trimming" be added to the project and plans.

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

1. PROPERTY MAINTENANCE

2. UNLAWFUL DUMPING

It was reported that Ronnie Galik will start mowing next Monday. It was also reported that the Brush collection participation was an overwhelming turnout.

II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

It was reported that Director Hooti repaired all the outside lights, and it was the consensus of those in attendance that it looks very nice.

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 news on 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.

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.

S.A. MUD#1
11-10-2021

**IV. (A.) DISCUSSION AND ACTION REGARDING CERTIFICATION OF THE
2021 TAX ROLL**

Debra Conkle reported that she had not yet received the 2021 Tax Roll from Bexar County Tax Office.

**IV. (B.) CONSIDERATION AND APPROVAL OF AN EMPLOYMENT AGREEMENT
BETWEEN THE DISTRICT AND DEBRA CONKLE**

A discussion was held regarding Section 1 of the contract which states "This Agreement may be renewed by the mutual agreement of the District and the Employee upon the termination of the initial period for a term of one (1) year thereafter upon obtaining written acknowledgement of the District and the Employee." Director Burn moved that the District renew the Contract as stipulated in this Section subject to Debra Conkle's Agreement. Debra Conkle stated that she approved of the renewal as proposed by Director Burn. Director Ferguson seconded the motion, which passed by unanimous vote of the Directors present.

That Employment Agreement thus Renewed is as follows:

S.A. MUD#1
11-10-2021

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

It was reported that there was some confusion during the bulk item collection.

A discussion was held regarding tree trimming. Director Hooti is getting another proposal.

A discussion was held regarding wildlife within the subdivision and destruction of property by the wildlife. No action was taken.

There being no further business, the meeting was adjourned at 6:53 p.m.

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

ATTEST:

Dale Ferguson, Secretary
San Antonio Municipal Utility District No. 1

(seal)

MONTHLY REPORT OF TAXES COLLECTED FOR SAN ANTONIO MUD I
 DURING THE MONTH OF OCTOBER 2021 FOR THE 2021 TAX ROLL.

	DEBIT	DISCOUNT	PENALTY	NET	COST PER ACCT:	CREDIT
OCTOBER	12,563.10	0.00	0.00	12,563.10	412 * \$ 1.86	766.32
CURRENT SUBTOTAL:	\$12,563.10	\$0.00	\$0.00	\$12,563.10		

COLLECTIONS ON DELINQUENT TAX

AD VALOREM	89.94		
PENALTY & INTEREST	15.63	105.57	

ATTORNEY COMMISSION: 0.09

PRIOR YEAR RENDITION PENALTY

COMMISSION FOR TAX ATTORNEY: 0.00

MONTHLY REMITTANCE: 11,551.77

SUBTOTAL: 12,668.76

FINAL REMITTANCE: 0.00

REFUNDS: 0.00

OTHER CREDITS: 358.58

\$12,668.76

I, ALBERT URESTI, MPA, FCC, TAX ASSESSOR COLLECTOR OF TEXAS OF BEKAR, AND THE STATE OF TEXAS, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF COLLECTIONS MADE BY ME, AND THE DISPOSITION THEREOF DURING THE MONTH OF OCTOBER 2021 IS TRUE AND CORRECT. SWORN TO AND SUBSCRIBED BEFORE ME THIS 10TH DAY OF NOVEMBER 2021.

ALBERT URESTI, MPA, FCC
 TAX ASSESSOR COLLECTOR OF TEXAS

BY:

I, LEO S. CALDERA, CIA, CGAR, COUNTY AUDITOR FOR THE COUNTY OF BEKAR, HAVE REVIEWED THE ABOVE STATEMENT OF COLLECTIONS MADE BY THE TAX ASSESSOR-COLLECTOR FOR THE MONTH OF OCTOBER 2021.

LEO S. CALDERA, CIA, CGAR
 COUNTY AUDITOR

BY:

[Handwritten Signature]

[Handwritten Initials]

PAGE 2
 REPORT OF OPERATIONS
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
 12/8/2021

NOTES:

** Previously Paid

*** Pending Invoice

**** Previously Approved

TAX CLEARING AND FUND TRANSFERS:

FROM	TO		AMOUNT
1. FROST CLEARING	FROST OPERATING	check	\$8,708.25
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	\$2,843.52
6. FROST DEBT SERVICE	TEX POOL DEBT SERVI	WIRE	
7. TEX POOL CLEARING	TEX POOL OPERATING	WIRE	
8. TEX POOL OPERATING	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			----- \$11,551.77

DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures \$0.00

S.A. MUD#1
12-08-2021

II. STATUS REPORTS:

II. (A.) DISCUSSION REGARDING 2021/2022 PROJECTS/PLANS

1. TREE TRIMMING

It was reported that the Board is still working on obtaining bids for this project.

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

1. PROPERTY MAINTENANCE

2. UNLAWFUL DUMPING

There was nothing to report on this item currently.

II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

It was noted that red and green colored lights had been installed in the trees outside the MUD building for the holiday season.

II. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS

Director Fuentes-Real reported that she had just received a package from Texas Municipal League and had not had time to review its contents.

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

Debra Conkle informed the Board that David Echevarria had requested use for the 19th of December, but she had heard nothing further from him. The HOA will be using the MUD building parking lot on the 12th of December and the Bexar County Elections Department has requested use of the MUD building for March 1, 2022, and May 24, 2022.

II. (F.) SECURITY - GENERAL

II. (G.) PUBLIC RELATIONS

There was no new news on these items currently.



Albert Uresti, MPA, PCC
Office of the Tax Assessor - Collector

October 25, 2021

Ms. Debra Graves, Office Manager
San Antonio MUD # 1
P.O. Box 696
Helotes, Texas 78023

RE: San Antonio MUD # 1 – 2021 Tax Roll

Dear Ms. Graves:

Enclosed is a summary of values and levies taken from the initial Tax Roll for the San Antonio MUD # 1.

Section 26.09(e) of the State Property Tax Code requires the Tax Roll to be approved by the taxing units governing body. Please notify this office, at your earliest convenience, when the tax roll is approved by your governing body.

If you have any question, please contact Mr. Carlos Gutierrez at 210-335-6600.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Uresti", written over a faint circular stamp.

Albert Uresti, MPA, PCAC, CTOP
Tax Assessor-Collector
Bexar County

AU:SWP/ea

Enclosure

2021 CERTIFIED TAX ROLL AS OF OCTOBER 1, 2021

TAX ASSESSMENT ROLLS OF SAN ANTONIO MUD #1 FOR THE YEAR 2021 SHOW THE FOLLOWING SUMMARIES:

ROLL	NUMBER ACCTS	MARKET VALUE	TAXABLE VALUE	FREEZE LOSS	TOTAL LEVY
REAL PROPERTY	411	93,444,230	62,580,840	.00	328,549.74
PERSONAL PROPERTY	18	420,551	58,445	.00	306.83
MOBILE HOME PROPERTY	0	0	0	.00	.00
MINERAL PROPERTY	0	0	0	.00	.00
OTHER PROPERTY	0	0	0	.00	.00
TOTAL	429	93,864,781	62,639,285	.00	328,856.57

RATE OF TAXATION ASSESSMENT RATIO 100%
 TOTAL TAX RATE 00.525000

ALBERT URESTI, MPA, PCC
 TAX ASSESSOR-COLLECTOR BEXAR COUNTY
 BY :




Jurisdiction: **85 SAN ANTONIO MUD #1**

Total Parcels:	429	Tax Rate:	0.5250000	Opt Hom:	0.2000000
Market Value:	93,864,781	State Hom:	0	Opt O65:	0
		State O65:	0	Opt Disabled:	0
		Disabled:	0		

AG Exclusion Count:	0	AG Exclusion Amt:	0
Timber Exclusion Count:	0	Timber Exclusion Amt:	0
HS Capped Count:	26	HS Capped Amt:	281,582
Assessed Value:	93,583,199		

Hb366 Count/Amt:	6	996	Exxy Count/Amt:	17	14,548,590
Leased Vehicles Count/Amt:	7	361,110	Veteran Exemption Count/Amt:	12	4,086,190

State Homestead Count:	0	State Homestead Amt:	0
Local Homestead Count:	196	Local Homestead Amt:	11,731,528
State Over 65 Count:	80	State Over 65 Amt:	0
Local Over 65 Count:	0	Local Over 65 Amt:	0
Surviving Spouse Count:	1	Surviving Spouse Amt:	0
State Disabled Count:	0	State Disabled Amt:	0
Local Disabled Count:	2	Local Disabled Amt:	0
Total VET Count:	18	Total VET Amt:	215,500
*VET Surviving Spouse Count:	1	*VET Surviving Spouse Amt:	12,000
*included in the Total VET Count/Amt			

Partial Exempt Values:	11,947,028
Taxable Value:	62,639,285
Total Levy Amt:	328,856.57
Frozen Account Count:	0
Frozen Homestead Value:	0
Frozen Taxable Value:	0
Unfrozen Levy Amt:	0.00
Frozen Levy Amt:	0.00
Frozen Levy Loss Amt:	0.00
Total Non-Exempt Parcel Count:	429

S.A. MUD#1
12-08-2021

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.

IV. (A.) DISCUSSION AND ACTION REGARDING CERTIFICATION OF THE 2021 TAX ROLL

Debra Conkle presented the following 2021 Tax Roll for the Board's certification. Director Ferguson moved that the Board certify the 2021 Tax Roll as presented. Director Hooti seconded the motion, which passes by unanimous vote of the Directors present.

That 2021 Tax Roll thus certified is as follows:

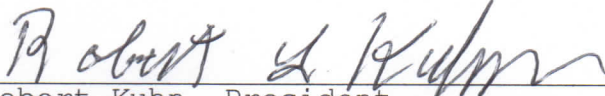
S.A. MUD#1
12-08-2021

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

Director Ferguson stated that he had some trouble trying to get in touch with a local representative at Waste Management. He suggested that we should have at least three contact phone numbers whether they be customer service, dispatch, or driver or all three.


Jim Berbiglia stated that the Board is doing a "good job" on the mowing .

There being no further business, the meeting was adjourned at 6:43 p.m.



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

ATTEST:



Dale Ferguson, Secretary
San Antonio Municipal Utility District No. 1

(seal)