

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

September 14, 2022

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 September 2022, with the following member's present to-with:

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

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Executive Administrator and John Bartholmae, Julie Zapata, Chris Lauderdale, Craig Hall, Dan Gonzales, Jim Berbiglia, Rafael Morales, Diana Killough, Sonya Torres, Trey and Maria Fernandez, Daniela Worthen, San Antonio Ranch residents.

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

I. CONSENT AGENDA:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETING HELD AUGUST 10 AND AUGUST 23, 2022**
- 2. REPORT CONCERNING JULY 2022 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 Fuentes-Real seconded the motion, which passed by unanimous vote of the Directors present.

II. STATUS REPORTS:

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

1. TREE TRIMMING

It was noted that this project will be moved to 2023.

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

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

There was nothing to report on these items at this time.

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

August 10, 2022

MINUTES

**STATE OF TEXAS
COUNTY OF BEJAR**

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 August 2022, with the following member's present to-with:

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

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Executive Administrator and John Bartholmae, Julie Zapata, Chris Lauderdale, Craig Hall and Dan Gonzales, San Antonio Ranch residents.

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

I. CONSENT AGENDA:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETING HELD JULY 13, 2022**
- 2. REPORT CONCERNING JUNE 2022 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 Fuentes-Real seconded the motion, which passed by unanimous vote of the Directors present.

II. STATUS REPORTS:

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

It was noted that this project will be moved to 2023.

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

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

There was nothing to report on these items at this time.

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8-10-2022

- 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 news on these items currently.

III. UNFINISHED BUSINESS

III. (A.) DISCUSSION AND POSSIBLE ACTION REGARDING PREPARATION FOR DISSOLUTION OF THE SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

III. (B.) DISCUSSION AND ACTION REGARDING TRANSITION TO HOA

President Kuhn stated that dissolution of the District will happen sooner or later, and the Board wants to start transitioning to the HOA and will start with the property maintenance. He reminded everyone that the property maintenance was originally the responsibility of the HOA, however they did not have the means to absorb the cost of the property maintenance. It was at that time, the consensus of the MUD Board, to bear the responsibility of the property maintenance in an effort to keep the property well maintained thus keeping the neighborhood in good repair.

After a brief discussion, Director Ferguson moved that the Board discontinue mowing as of next fiscal year effective October 1, 2022. Director Hooti seconded the motion, which passed by unanimous vote of the Directors present.

(C.) DISCUSSION AND ACTION OF HOA USE OF MUD BUILDING AND POSTING OF MEETING

President Kuhn stated that the Board is considering rescinding the Building Use Agreement with the HOA to help with the cost of mowing. After a brief discussion, Director Ferguson moved to discontinue billing the HOA for the use of the building and for use other than routine meetings, one MUD board member be given 72 hours' notice of meeting/event time. Director Hooti seconded the motion, which passed with unanimous vote of the Directors present.

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III. (D.) DISCUSSION AND ACTION REGARDING FINANCIAL ADVISOR

President Kuhn stated that Tim Kelley would be retiring as District Financial Advisor after the Special Meeting later this month. He stated that Craig Hall had expressed an interest in taking over the pro-bono position and invited him to attend the Special meeting in order to meet with Tim Kelley and go over the aspects of the position.

III. (E.) DISCUSSION AND ACTION REGARDING PROPOSING TAX EXEMPTION FOR "OVER 65" OR A TAX FREEZE

Debra Conkle stated that as per Section 11.261 of the Tax Code, a Municipal Utility District is not allowed to adopt a tax ceiling.

IV. (A.) DISCUSSION AND POSSIBLE ACTION REGARDING PLACEMENT OF SIGN POSTING PARKING LIMITATIONS IN THE MUD BUILDING PARKING LOT

Director Ferguson stated that there had been a truck parked in the MUD building parking lot for more than overnight and was concerned that it might become a pattern. After a brief discussion, it was the consensus of the Board to wait and see it continues and, if so, the Board would revisit the situation.

IV. (B.) DISCUSSION AND ACTION REGARDING APPROVAL OF PROPOSED BEXAR COUNT TAX ASSESSOR/COLLECTOR FEE FOR THE 2022 TAX YEAR

IV. (C.) DISCUSSION AND ACTION REGARDING 2021 DELINQUENT TAX ROLL

Debra Conkle stated that she had not yet received either one of the documents from the Tax Office.

IV. (D.) DISCUSSION AND NECESSARY ACTION REGARDING SETTING THE 2022/2023 OPERATIONS AND MAINTENANCE BUDGET

IV. (E.) DISCUSSION AND NECESSARY ACTION REGARDING SETTING THE 2022 DEBT SERVICE AND OPERATIONS AND MAINTENANCE TAX RATES

Debra Conkle informed the Board that Tim Kelley, Financial Advisor had prepared the preliminary tax rate documents and she had prepared a draft Operations and Maintenance Budget for the Board's information. However, since then Bexar Appraisal District had updated the 2022 Certified Taxable Values and the all the documentation would need to be updated as well.

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Director Ferguson stated that he wants to add \$10,000 for legal fees associated with the dissolution of the District to the O & M Budget.

Director Hooti stated that SAWS trucks are wearing out the MUD building parking lot by using the access gate there and he will contact them to see if they will help with repairing the parking lot, otherwise, those funds will need to be added to the budget as well.

President Kuhn reminded the Board that the entrance fence is in need of repair also.

Debra Conkle informed the Board that a special meeting would need to be set in order to vote on a proposed tax rate to be published at least (7) days prior to the regular meeting on September 14, 2022. Director Fuentes-Real moved that the Special Meeting be set for August 23, 2022 at 6:30 p.m. Director Burn seconded the motion, which passed by unanimous vote of the Directors present.

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

Craig Lauderdale stated that Grey Forest believes that \$5,000,000 of the \$21,000,000 will be set aside to help residents that are receiving exorbitant gas bills due to the freeze last February.

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There being no further business, the meeting was adjourned at
7:15 p.m.

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

ATTEST:

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

(seal)

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

AUGUST 23, 2022

MINUTES

**STATE OF TEXAS
COUNTY OF BEXAR**

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in Special 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 23rd day of August 2022, 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 Debra Conkle, Executive Administrator, Tim Kelley, Financial Advisor, Ruben and Carol Fausto, Trey and Maria Fernandez and Craig Hall, San Antonio Ranch residents.

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

I. DISCUSSION AND ACTION REGARDING SETTING THE 2022 DEBT SERVICE AND MAINTENANCE AND OPERATIONS TAX RATES

Debra Conkle briefed the Board on the purpose of the meeting. Stating that, at the next regular meeting of the Board, the 2022 Debt Service and Maintenance and Operations Tax Rates will be set and, according to the law, a notice of the anticipated tax rate has to be published in a newspaper of general circulation at least seven (7) days prior to the setting of the tax rates.

She then introduced Tim Kelley, Financial Advisor who submitted the following tax rate synopses' and bond payment schedule and briefed the Board on the figures.

Tim Kelley also submitted scenarios for debt service pay out over the next five years annual with and without subsidies from the General Operating Fund for the Boards use and information.

After review of the synopsis' and debt service pay out scenario's, a general discussion regarding the increase of the taxable value of the District from last year, it was recommended that a lower tax rate for operations and maintenance purposes that would allow for an equal amount of tax revenue as last year would be prudent on the Boards part.

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Director Hooti then moved that the Board propose adoption of a tax rate for 2022 of \$0.3350 for maintenance and operation purposes and \$0.130 for debt service purposes (total \$0.4650) and directed that the District's Executive Administrator arrange to have published the necessary documentation in order to allow the District to hold a public hearing and actually levy its 2022 ad valorem tax rate at its scheduled September 14, 2022 meeting.

Director Burn seconded the motion, which passed by unanimous vote of the Directors present.

Based on the changes made by the Board, the tax rate synopsis' and debt service payout scenario's were updated as follows:

S.A. MUD#1
8-23-2022

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

DATE: 9/14/2022 July 2022 Tax Collections

DEPOSITS: 8/2/2022 \$5,496.84

RECEIVED: TAX PAID ATT FEE OTHER TOTAL COLLECTIONS INSS ATTORNEY FEE BALANCE REFUNDS/TAX ASSESSOR FEE BALANCE REMITTED

Y2000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2020	(\$667.86)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2021	\$6,136.92	\$31.50	\$41.30	\$0.00	\$6,209.72	(\$41.30)	\$6,168.42	(\$3.72)	\$6,164.70					
TOTAL	\$5,489.06	\$31.50	\$41.30	\$0.00	\$5,541.86	(\$41.30)	\$5,500.56	(\$3.72)	\$5,496.84					\$5,496.84

LESS: YEAR MAINT. TAX PAID ATT FEE FEE/REFUND TOTAL

Y2000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2020	(\$504.03)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2021	\$4,617.42	\$23.70	\$31.07	(\$33.98)	\$1,519.50	\$7.80	\$10.23	(\$11.04)	\$6,164.70					
TOTAL	\$4,113.38	\$23.70	\$31.07	(\$33.98)	\$1,355.68	\$7.80	\$10.23	(\$11.04)	\$5,496.84					\$5,496.84

TOTAL AMT DUE GOF

TOTAL AMT DUE	\$4,113.38	\$23.70	\$31.07	(\$33.98)	\$1,355.68	\$7.80	\$10.23	(\$11.04)	\$5,496.84
GOF	\$4,168.16		\$1,373.70						\$5,541.86

LESS: ATTORNEY FEE (\$31.07)

LESS: TAX ASSESSOR FEE (\$2.81)

LESS: REFUNDS/REVERSALS

AMT FOR GOF DEPOSIT: \$4,134.28

TOTAL = \$5,496.84

SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1
 REPORT OF OPERATIONS
 9/14/2022

REVENUES

Collections this period (Maint. Tax) 7/22 \$4,134.28

Miscellaneous Revenue:

TOTAL REVENUE THIS PERIOD \$4,134.28

EXPENSES

Auditing		
Waste Management		\$5,218.70
AT & T Mobility		\$72.12
AT & T U-Verse		\$80.65
CITY PUBLIC SERVICE:		
# 2096723016 SA MUD OFFICE		\$105.28
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		
LEGAL FEES		
INSURANCE		\$0.00
EXECUTIVE ADMINISTRATOR SEPTEMBER 2022		\$1,771.18 **
PETTY CASH		\$197.05
MISCELLANEOUS:		
City Public Service - Street Light		\$26.96
IRS Payroll Deposit August 2022		\$441.75
Darla Harlos - Office Cleaning - Sept 2022		\$100.00
Bexar Appraisal District		\$361.00
Bob Kuhn		\$60.00
Galik Construction - Mowing		\$300.00 **
The Echo - Publish Tax Rate Notice		\$500.00
TOTAL EXPENSES FOR THIS PERIOD:		\$9,269.33
REVENUES MINUS EXPENSES THIS PERIOD		(\$5,135.05)

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 REPORT OF OPERATIONS
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
 9/14/2022

NOTES:

** Previously Paid

*** Pending Invoice

**** Previously Approved

TAX CLEARING AND FUND TRANSFERS:

FROM	TO		AMOUNT
1. FROST CLEARING	FROST OPERATING	check	\$4,134.28
2. FROST CLEARING	TEX POOL OPERATING	WIRE	
3. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	\$1,362.56
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 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			\$5,496.84

DEBT SERVICE EXPENDITURES:

BANK OF NEW YORK

Total Debt Service Expenditures \$0.00

S.A. MUD#1
9-14-2022

II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

It was noted that the parking lot and the building ceiling will need some attention next year.

II. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS

Director Fuentes-Real stated that there was no new insurance information to report at this time.

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

Debra Conkle informed the Board that requests for the building had been made for September 23, October 9 and November 8, 2022.

II. (F.) SECURITY - GENERAL

II. (G.) PUBLIC RELATIONS

There was no new news on these items currently.

III. UNFINISHED BUSINESS

III. (A.) DISCUSSION AND POSSIBLE ACTION REGARDING PREPARATION FOR DISSOLUTION OF THE SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

III. (B.) DISCUSSION AND ACTION REGARDING TRANSITION TO HOA

President Kuhn stated that the Board is still working on these items.

IV. NEW BUSINESS

IV. (A.) DISCUSSION AND ACTION REGARDING APPROVAL OF PROPOSED BEXAR COUNTY TAX ASSESSOR/COLLECTOR FEE FOR THE 2022 TAX YEAR

Debra Conkle presented the following correspondence from the Bexar County Tax Office regarding the 2022 Tax Assessor/Collector Fee. She stated that the fee would increase from \$1.86 per account to \$1.89 per account. Director Burn moved that the Board approve the proposed 2022 Tax Assessor/Collector Fee. Director Ferguson seconded the motion, which passed by unanimous vote of the Directors present.



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

August 10, 2022

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

Dear Ms. Graves:

The proposed cost per account for the 2022 tax roll year has been calculated and reviewed by the Bexar County Auditor. The proposed cost per account for the 2022 tax roll year is **\$1.89**.

The proposed cost per account figure was approved by Commissioners Court on August 09, 2022.

Please sign and return this letter in the enclosed envelope.

If you have any questions, please contact me personally, or Mr. Jeffrey A. Acevedo, Financial Reporting Director, at 210-335-6553.

Sincerely,

A handwritten signature in black ink, appearing to read "AU", followed by a period.

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

AU/ea

Handwritten initials "SA" in black ink.

Enclosures

A handwritten signature in black ink, appearing to read "Robert W. Lohmeyer", written over a horizontal line.
Signature

Robert W. Lohmeyer
Printed Name

President
Title

S.A. MUD#1
9-14-2022

IV. (B.) DISCUSSION AND ACTION REGARDING THE 2021 DELINQUENT TAX ROLL

Debra Conkle presented the following correspondence from the Bexar County Tax Office regarding the 2021 Delinquent Tax Roll. She stated that the total amount of delinquent taxes from 1999 to 2020 is \$30,268.87. It was the consensus of the Board to approve the 2021 Delinquent Tax Roll as presented.



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

August 03, 2022

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

Dear Ms. Graves:

Enclosed is a CD with your Delinquent Tax Roll for tax year 2021, which has been prepared for your taxing jurisdiction according to the Property Tax Code.

If our office can be of any assistance, contact Mr. Jeffrey A. Acevedo at 210-335-6553.

Sincerely,

A handwritten signature in black ink, appearing to read "AU".

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

AU/ea

Handwritten initials in black ink, appearing to read "KA".

Enclosure

BEXAR COUNTY
10/20 YEARS ACCOUNTS
LEVY WRITE-OFF BY TAXUNIT SUMMARY
POST - PROCESS

Request Seq.: 817202

Run-Date: 07/08/2022

Run-Time: 19:52:26

writeoff_accounts_post.rep v1.19

Req. Seq. (1502): 817201

For Effective Change Date: 07/08/2022

Juris 85

SAN ANTONIO MUD #1

Year	Account	Owner Name	Levy	Levy Paid	Remaining Levy
2000	045561060020	SARLCO INC	\$1.58	\$0.00	\$1.58
2000	045561101060	SARLCO INC	\$1.58	\$0.00	\$1.58
2000	045561101150	HOUSING & URBAN DEVELOPMENT	\$1.58	\$0.00	\$1.58
2001	045561060020	SARLCO INC	\$1.58	\$0.00	\$1.58
2001	045561101060	SARLCO INC	\$1.58	\$0.00	\$1.58
2001	045561101150	HOUSING & URBAN DEVELOPMENT	\$1.58	\$0.00	\$1.58
2001	045770000190	COLLECTING BANK NA	\$61.38	\$0.00	\$61.38

San Antonio Mud #1 Yearly Totals:

Year	Num. Acct(s)	Levy	Levy Paid	Remaind Levy
2000	3	\$4.74	\$0.00	\$4.74
2001	4	\$66.12	\$0.00	\$66.12
Totals for Jurisdiction		\$70.86	\$0.00	\$70.86

TAX COLLECTION SYSTEM
 DELINQUENT TAX ROLL
 AS OF 07/08/2022
 SAN ANTONIO MUD #1

JR YEAR	AND PRIOR YEARS	LEVY	LEVY PAID	LEVY BALANCE
0085 2000		31.49	0.00	31.49
0085 2001		6.51	0.00	6.51
0085 2002		72.63	0.00	72.63
0085 2003		73.56	0.00	73.56
0085 2004		71.61	0.00	71.61
0085 2005		373.29	59.29	314.00
0085 2006		226.47	0.00	226.47
0085 2007		206.10	0.00	206.10
0085 2008		247.29	0.00	247.29
0085 2009		237.53	0.00	237.53
0085 2010		106.92	0.00	106.92
0085 2011		89.81	0.00	89.81
0085 2012		753.19	171.10	582.09
0085 2013		6,448.41	328.45	6,119.96
0085 2014		807.10	0.00	807.10
0085 2015		899.05	0.00	899.05
0085 2016		2,312.15	1,500.45	811.70
0085 2017		863.17	0.00	863.17
0085 2018		2,413.24	0.00	2,413.24
0085 2019		2,647.36	0.00	2,647.36
0085 2020		3,662.41	370.72	3,291.69
0085 2021		11,798.56	1,648.97	10,149.59
0085		34,347.85	4,078.98	30,268.87
0000		34,347.85	4,078.98	30,268.87

TOTALS FOR THIS JURISDICTION
 GRAND TOTALS FOR ALL JURISDICTIONS
 TOTAL COUNT OF DELINQUENT ACCOUNTS= 55

S.A. MUD#1
9-14-2022


**IV. (C.) DISCUSSION AND NECESSARY ACTION REGARDING APPROVAL OF
2022 AUDIT ENGAGEMENT LETTER**


Debra Conkle submitted the following correspondence from Haynie & Company for the Board's review and acceptance. Director Ferguson moved that the Board accept the 2022 Audit Engagement Letter as presented with a fee of \$17,600.00. Director Burn seconded the motion, which passed by unanimous vote of the Directors present.


That 2022 Audit Engagement Letter thus accepted is as follows:



2702 N. Loop 1604 E., Ste. 201
San Antonio, TX 78232

 210-979-0055

 210-979-0058

 www.HaynieCPAs.com

September 12, 2022

The Board of Directors
San Antonio Municipal Utility District #1
P.O. Box 696
Helotes, Texas 78203

We are pleased to confirm our understanding of the services we are to provide San Antonio Municipal Utility District #1 (the District) for the year ended September 30, 2022.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2022. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance.

minutes

The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis
2. Budgetary Comparison Schedule

We have also been engaged to report on supplementary information other than RSI that accompanies the District's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole:

1. Supplementary schedules and information required by the Texas Commission on Environmental Quality

The objectives of our audit is to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but it is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the District and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste and abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risks of material misstatement as part of our audit planning:

1. Improper revenue recognition.
2. Management override of controls.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the District in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing and maintaining effective internal controls, relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making all financial records and related information available to us and for the accuracy and completeness of that information (including information from outside of the general ledger and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and Government Auditing Standards.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the District; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Haynie & Company and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to government agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Haynie & Company personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

John Boekweg is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately November 2022 and to issue our reports no later than January 31, 2023.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$17,600. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion add a separate section or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. . If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The Board of Directors
San Antonio Municipal Utility District #1
September 12, 2022
Page 8 of 8

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by Government Auditing Standards. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in Government Auditing Standards may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Haynie & Company

Haynie & Company
San Antonio, TX

RESPONSE:

This letter correctly sets forth the understanding of San Antonio Municipal Utility District #1.

Signature: Brett A. Olson
Title: President 9/14/22

S.A. MUD#1
9-14-2022

IV. (D.) CONDUCT PUBLIC HEARING REGARDING 2022 TAX RATE

President Kuhn opened the public hearing at 6:35pm. Debra Conkle stated that in accordance with the publication on September 2, 2022, the Board anticipated setting the Debt Service tax rate at .1300 and the Operations and Maintenance tax rate at .3350. For a total tax rate of \$.4650 per \$100.00 of valuation. However, due to legislature and the required Developed Water District Worksheet, the highest the Board could set the 2022 Tax Rate would be .4923. She further stated that the Board had decided to bring the O & M rate down from .35 to .3350, for a total tax rate of \$.4650. She then asked if any of the persons in attendance had any questions or comments regarding the proposed tax rate.

There were no questions or comments at the time. President Kuhn closed the public hearing at 6:37 pm.

IV. (E.) CONSIDERATION AND APPROVAL OF AN ORDER BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1 OF BEXAR COUNTY, TEXAS LEVYING AN AD VALOREM TAX FOR THE CURRENT TAX YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS PROPERTY TAX CODE, AS AMENDED, AND OTHER MATTERS IN CONNECTIONS THEREWITH

Debra Conkle presented the following 2022 Tax Rate Order Setting the Debt service Tax Rate at .1300 and the Operations and Maintenance Tax Rate at .3350 for a total tax rate of .4650 for the Board's approval. Director Burn moved that the Board approve the 2022 Tax Rate Order as presented. Director Hooti seconded the motion, which passed by unanimous vote of the Directors present.

It is important to note that the Boards position is to not levy Debt Service taxes during the last three years of the bond payments.

That Order Setting the 2022 Tax Rates thus approved is as follows:

CERTIFICATE OF SECRETARY

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §
 §
SAN ANTONIO MUNICIPAL UTILITY §
DISTRICT NO. 1 §

THE UNDERSIGNED HEREBY CERTIFIES that:

1. On the 14 day of September 2022, the Board of Directors (the *Board*) of the San Antonio Municipal Utility District No. 1 (the *District*) convened in regular session at the regular meeting place of the District (the *Meeting*), the duly constituted members of the Board being as follows:

Robert L. Kuhn	President
Zulema Fuentes-Real	Vice President
Dale Ferguson	Secretary
William (Bill) R. Burn	Treasurer
Max Hooti	Assistant Secretary

and all of such persons were present at the Meeting, except the following: None, thus constituting a quorum. Among other business considered at the Meeting, the attached order (the *Order*) entitled:

ORDER BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1 OF BEXAR COUNTY, TEXAS LEVYING AN AD VALOREM TAX FOR THE CURRENT TAX YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS PROPERTY TAX CODE, AS AMENDED; AND OTHER MATTERS IN CONNECTION THEREWITH

was introduced and submitted to the Board for passage and adoption. After presentation and due consideration of the Order, a motion was made by Director Burn that the Order be finally passed and adopted. The motion was seconded by Director Hooti and carried by the following vote:

5 voted "For" 0 voted "Against" 0 abstained

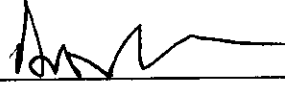
minutes

all as shown in the official Minutes of the Board for the Meeting.

2. The attached Order is a true and correct copy of the original on file in the official records of the District; the duly qualified and acting members of the Board of the District on the date of the Meeting are those persons shown above, and, according to the records of my office, each member of the Board was given actual notice of the time, place, and purpose of the Meeting and had actual notice that the Order would be considered; and the Meeting and deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the Order, was posted and given in advance thereof in compliance with the provisions of Chapter 551, as amended, Texas Government Code and the Texas Water Code.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, I have signed my name officially and affixed the seal of the District, this 14 day of September, 2022.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Secretary, Board of Directors

(DISTRICT SEAL)

ORDER BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1 OF BEXAR COUNTY, TEXAS LEVYING AN AD VALOREM TAX FOR THE CURRENT TAX YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS PROPERTY TAX CODE, AS AMENDED, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Board of Directors (the Board) of the San Antonio Municipal Utility District No. 1 of Bexar County, Texas (the District) hereby finds and determines that the Board shall adopt a tax rate for the current tax year, being the District's 2022-2023 fiscal year (the Current Tax Year), in accordance with the provisions of all applicable Texas law, including, but not limited to, Sections 49.107(g) and 49.236 of the Texas Water Code, as amended (the Water Code) and the Texas Tax Code (the Code), and

WHEREAS, the Appraisal Review Board of the Bexar Appraisal District has approved the majority of the appraisal records of the District and its Chief Appraiser has prepared and certified to the District's tax assessor, being the Bexar County Tax Assessor-Collector, the District's tax roll for 2021-2022, and

WHEREAS, the Board hereby finds and determines that all public hearings required to be held in accordance with the Water Code and Section 26.06 of the Code have been conducted in accordance with applicable law, and

WHEREAS, the District hereby finds and determines that the annual tax rate for the Current Tax Year shall be set by this order (the Order), being the method prescribed by law for the adoption of a law by the Board, and

WHEREAS, the Board hereby finds and determines that said tax rate for the Current Tax Year is sufficient to pay the interest on bonds issued by the District payable from taxes, to create a sinking fund for the payment of the principal of the bonds when due or the redemption price at any earlier required redemption date, and to pay the expenses of assessing and collecting the taxes, full allowance being made for expected delinquencies and that such tax is anticipated to provide sufficient funds to pay the District's maintenance and operating expenses for the Current Tax Year, and

WHEREAS, the current tax rate shall consist of two components, each of which shall be approved separately, and

WHEREAS, the Board hereby finds and determines in accordance with applicable law and the Code that a tax for the Current Tax Year at a rate of \$0.1300 on each \$100 assessed valuation on all taxable property in the District should be levied for debt service purposes, which tax receipts, together with any other lawfully available funds of the District, are hereby found and determined to be sufficient to pay the principal of and interest on the District's outstanding indebtedness maturing during the Current Tax Year, and

WHEREAS, the Board hereby finds and determines in accordance with applicable law and the Code that a tax for the Current Tax Year at a rate of \$0.3350 on each \$100 assessed valuation on all taxable property in the District should be levied for maintenance purposes, which tax receipts, together with any other lawful available funds of the District, are anticipated to impose the amount of taxes needed to fund the maintenance and operation expenses of the District for the Current Tax Year; and

WHEREAS, the Board hereby finds and determines that separately levying a combined debt service and maintenance and operating tax for the Current Tax Year of \$0.4650 (consisting of a debt service tax of \$0.1300 and a maintenance and operating tax of \$0.3350) upon all taxable property in the District is in the best interests of the citizens of the District, now, therefore,

BE IT ORDERED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1 OF BEXAR COUNTY, TEXAS THAT:

SECTION 1. The District hereby separately levies an ad valorem tax on all taxable property in the District at a rate of \$0.1300 per \$100 assessed valuation to pay the debt service requirements maturing during the Current Tax Year on the District's outstanding indebtedness.

SECTION 2. The District hereby separately levies an ad valorem tax on all taxable property in the District at a rate of \$0.3350 per \$100 assessed valuation to pay the District's anticipated maintenance and operating expenses for the Current Tax Year.

SECTION 3. Such combined levies result in a combined ad valorem tax rate of \$0.4650 for the Current Tax Year on all taxable property in the District and such taxes shall be due and payable upon receipt of the tax bill and shall be paid on or before January 31, 2022, or as otherwise provided by Section 31.02 of the Code.

SECTION 4. The Board, to the best of its knowledge and belief and acting in good faith, has fully complied with the requirements of applicable law and the Code in levying an ad valorem tax for the Current Tax Year in order to pay its debt service requirements and maintenance and operating expenses.

SECTION 5. The Board hereby authorizes and directs the President of the Board to deliver a copy of this Order to the District's tax assessor/collector.

SECTION 6. Pursuant to Chapter 49 of the Texas Water Code, as amended, the District will file a 2021 District Information Form dated September 14, 2022, indicating that the most recent rate of District taxes on property located in the District is \$0.4650 per \$100 assessed valuation. Within seven days after the effective date of this Order, the District shall file an amendment to the District's 2021 Information Form which indicated that the most recent rate of District taxes on property located in the District was \$0.4650 per \$100 assessed valuation.

SECTION 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Order for all purposes and are adopted as a part of the judgment and findings of the Board.

SECTION 8. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Order are hereby repealed to the extent of such conflict, and the provisions of this Order shall be and remain controlling as to the matters ordered herein.

SECTION 9. This Order shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 10. If any provision of this Order or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Order and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Board of Directors hereby declares that this Order would have been enacted without such invalid provision.

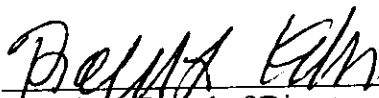
SECTION 11. It is officially found, determined, and declared that the meeting at which this Order is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Order, was given, all as required by Chapter 551, as amended, Texas Government Code, and Chapters 49 and 54, as amended, Texas Water Code.

SECTION 12. This Order shall be in force and effect from and after its final passage, and it is so ordered.

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PASSED AND APPROVED, this the 14 day of September 2022.

SAN ANTONIO MUNICIPAL
UTILITY DISTRICT NO. 1



President, Board of Directors

ATTEST:



Secretary, Board of Directors

(DISTRICT SEAL)

S.A. MUD#1
9-14-2022

IV. (F.) DISCUSSION AND ACTION REGARDING APPROVAL OF 2022/2023 OPERATIONS AND MAINTENANCE BUDGET

Debra Conkle submitted the following draft 2022/2023 Operations and Maintenance budget for the Board's review. Director Fuentes-Real moved that the Board accept the 2022/2023 Budget as presented. Director Burn seconded the motion, which passed by unanimous vote of the Directors present.

That 2022/2023 Operations and Maintenance Budget thus approved is as follows:

TAX YEAR	ITEM	AMOUNT	ITEM	
2022/2023 BAD PROVIDED DATA			2021/2022 Tax Rate	
	Certified Taxable	72,945,061	DS Rate	0.13
	Collection Rate:	0.9829346	O&M Rate	0.3950
			Total Rate:	0.525
			2022/23 Proposed Tax Rate	
			DS Rate	0.13
			O&M Rate	0.3350
			Total Rate:	0.465

2022/2023 Debt Service Obligations

DS P & I	151,260	
Paying Agent	810	
Total DS Obligation	\$152,070	
Net Taxable Value	72,945,061	0.9829346 collection rate
X Debt SVS Rate of:	0.1300000	
Debt Service Obligation	\$151,260	
DS Taxes to be Collecte	80,339	
Required DS Subsid	70921	(supplied from TexPool funds)

2020/2021 Operations and Maintenance Worksheet

Net Taxable Value	72,945,061	0.9829346 collection rate
X O&M Rate of:	0.3350000	
O&M Collections Project	240,196	
O&M Subsidy Availabl	378,988	
O&M Budget for new y	619,184	

ITEM	Tax Year 22/23 Budget		Tax Year 21/22 Budget	Difference
Contract Services				
Auditing/Bookkeeping	16,000		16000	
Bexar Appraisal	1,800		1800	
Bexar Cnty Tax Asses	783		600	183
Legal Fees	10,000		5000	5,000
Executive Administrator	28,919		26053	2,866
Professional Fees			2000	(2,000)
Trash Service (WM)	69,965	231 x \$25.24 x 12 mo	67843	2,122
Contract Services Totals	127,467		119,296	
Utilities				
Building Utilities	2,000		2000	
Phone /Internet	2,000		2000	
Utilities Totals	4,000		4,000	
Maintenance and Repair				
Office Maintenance	1,500	Bldg Cleaning/pest control	1500	
Property Maintenance			22990	(22,990)
Tree Trimming	12,000			
Mowing	250	Shredding Front Acreage		
Fence Repair	500		500	
Maintenance and Repair Total:	14,250		24,990	
Insurance	2,500		2500	
Miscellaneous				
Asset Purchases	1,000		1000	
Directors Fees	75		75	
Election			17000	(17,000)
Misc -	1,500		1500	
Postage/Office Supplies	1,300		1300	
Publications/Notices/	2,000		2000	
Payroll Tax Exp	5,000		5000	
Public Relations		Web design paid a year in advance	150	(150)
Security	500		500	
Miscellaneous Totals	11,375		28,525	
BUDGETED EXPENSES	159,592		179,311	-
SUPPLEMENTAL EXPENSES				
Capital Improvements	409,592		285161	124,431
Debt Service Subsidy	50,000		50000	
TOTAL EXPENSES:	619,184		514,472	
% INC/DEC FROM PRIOR	20.3535		6.32684	

S.A. MUD#1
9-14-2022

**IV. (G.) DISCUSSION AND ACTION REGARDING AMENDMENT TO DISTRICT
INFORMATION FORM**

Debra Conkle presented the following Amendment to District Information Form for the Board's approval. It was the consensus of the Board to approve the District Information Form as presented.

That Amendment to District Information Form thus approved is as follows:

**AMENDMENT TO AMENDED AND RESTATED
DISTRICT INFORMATION FORM**

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §
 §
SAN ANTONIO MUNICIPAL UTILITY §
DISTRICT NO. 1 §

SCANNED

The District Information Form for San Antonio Municipal Utility District No. 1 (the "District") is hereby amended by substituting the following:

(1) Paragraph (3) of the District Information Form is amended to read as follows:

"The District's most recent ad valorem tax rate is \$0.4650 on each \$100 of assessed valuation."

(2) Paragraph (7)(a) of the District Information Form is amended to read as follows:

"The District has settled certain alleged claims against the District as disclosed in the District's audited financial statements for the year ending September 30, 1996."

(3) Paragraph (8) of the District Information Form, which sets forth the form of Notice to Purchasers required by Section 49.452, as amended, of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District, is amended to read as follows:

Notice to Purchaser

The real property, described below, which you are about to purchase is located in San Antonio Municipal Utility District No. 1. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.4650 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a government entity, approved by the voters and which have been or may, at this date, be issued is \$26,896,000 plus refunding authorization, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes was \$1,575,000.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. Unless otherwise provided by

law, the District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee approved by the Texas Natural Resource Conservation Commission (now known as the Texas Commission on Environmental Quality) pursuant to an Order adopted on December 19, 1994 is disclosed in Exhibit A to this Notice to Purchaser and such Exhibit A is incorporated by referenced for all purposes to this Notice to Purchaser. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District. The District will not collect this standby fee after December 31, 1997.

The District is located in whole in the extraterritorial jurisdiction of the City of Helotes, Texas. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

The original purpose of this District was to provide water, sewer, drainage, or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District and by the City of San Antonio, Texas, acting through the San Antonio Water System. The legal description of the property which you are acquiring is as following:

Signature of Seller

Date

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Signature of Purchaser

EXHIBIT A

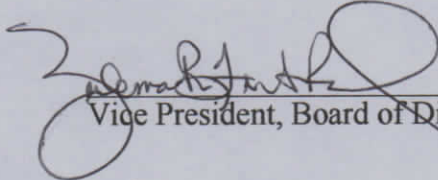
CATEGORY OF PROPERTY	DEBT SERVICE STANDBY FEE (ESFC/YR)	OPERATIONS & MAINTENANCE STANDBY FEE (ESFC/YR)	ESTIMATED SINGLE FAMILY CONNECTIONS ("ESFC")
RAW LAND	\$ 13.00	\$ 3.44	5,397
SINGLE FAMILY VACANT LOT IN UNIT 1	270.62	194.81	147
SINGLE FAMILY VACANT LOT IN UNIT 2	13.00	8.22	46
SINGLE FAMILY VACANT LOT IN PUD	13.00	8.22	24
SINGLE FAMILY VACANT LOTS IN UNITS 3, 4, 5, 6 & 7	13.00	3.48	291
COMMERCIAL/MULTIFAMILY ACREAGE IN UNIT 1	260.62	196.30	126
COMMERCIAL/MULTIFAMILY ACREAGE IN UNIT 7	13.00	3.63	10
TOTAL			6,041

This Amendment dated this September 14, 2022

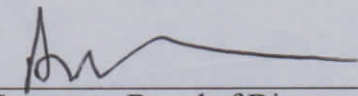
San Antonio Municipal Utility District No. 1



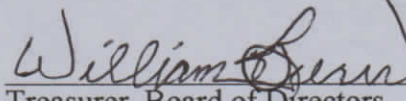
President, Board of Directors



Vice President, Board of Directors



Secretary, Board of Directors



Treasurer, Board of Directors



Assistant Secretary, Board of Directors

THE STATE OF TEXAS

§

COUNTY OF BEXAR

§

§

BEFORE ME, the undersigned authority on this day personally appeared Robert L. Kuhn, Zulema Fuentes-Real, Bill Bum, Max Hooti, and Dale Ferguson, persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of September, 2022.

Debra Kaye Conkle

Notary Public in and for
the State of Texas



My Commission Expires:

11-14-25

Please return to:

Ms. Debra Conkle
San Antonio Municipal Utility District
No. 1 Post Office Box 696
Helotes, Texas 78023



VG-7-2022-20220240822

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220240822
Recorded Date: October 06, 2022
Recorded Time: 12:06 PM
Total Pages: 7
Total Fees: \$46.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
10/6/2022 12:06 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

S.A. MUD#1
9-14-2022

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

Jim Berbiglia expressed concern and disappointment that his offer of mediation between HOA and MUD board members was not accepted. Jim also motioned to return the mowing responsibility to the MUD from the HOA. No further action was taken on this proposal by the board.

President Kuhn stated that if the HOA had been putting aside \$1,000 for mowing per year, they would have sufficient funds to cover the mowing expenses.

Ty Matthews informed those in attendance that the HOA had been putting funds aside and currently has around \$65,000 to cover mowing expenses.

Julie Zapata stated that the goals of the HOA and the MUD should correspond.

A conversation between Director Ferguson and Ty Matthews regarding transition transpired.

Diana Killough asked whether or not the HOA would mow her area since she is not a member of the HOA.

President Kuhn stated that all of the answers are not known at this time and some of the questions are still unknown also.

Director Hooti stated that he was open to all communications.

Julie Zapata reminded the Board that a few years ago Craig Hall had drawn up a transition plan and wanted to know what had happened to that.

Dan Gonzales asked when the last bond payment would be made. He was informed that the last bond payment would be made on September 1, 2027.

Another resident asked if TCEQ would be our last contact on requirements for transition. He was informed that the Board is using all avenues is preparing for this transition.

S.A. MUD#1
9-14-2022

Someone stated that they didn't understand why the City of San Antonio would have a document relating to the District and not Bexar County. Debra Conkle informed them that the Contract was for water service and, so therefore, the documents were the San Antonio Water Systems and the City of San Antonio.

Director Ferguson stated that he commits to get through to TCEQ if the Board doesn't get any information from the City of San Antonio.

It was noted again that the mowing would be transferred to the HOA as of October 1, 2022.

Director Ferguson stated that the HOA should have plenty of surplus to cover mowing.

Debra Conkle suggested a "Special Meeting" where the members of both boards could work together collectively.

Julie Zapata questioned why the County won't pick up illegal dumping. No one had an answer to that question.

V. EXECUTIVE SESSION:

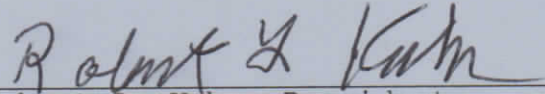
- A. EXECUTIVE SESSION.** The Regular Session of the September 14, 2022 Regular Board Meeting is hereby recessed to hold an Executive Session and discuss matters pursuant to Sections 551.071 and 551.072 of the Texas Open Meetings Act to deliberate the purchase, exchange, lease, or value of real property as listed in Section III above for the purpose of avoiding a detrimental effect on the position of the Board of Directors in negotiations with third parties and to discuss such matters with legal counsel and to discuss certain other legal matters with legal counsel pursuant to section 551.071 at 7:22 p.m.

An Executive Session was called to have a conversation regarding questions pertaining to dissolution of the District and transition to the HOA.

S.A. MUD#1
9-14-2022

V. B. RECONVENE REGULAR SESSION. The Regular Session of the Regular Board Meeting of September 14, 2022, is hereby reconvened at 8:02 p.m.

There being no further business, the meeting was adjourned at 8:05 p.m.



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

ATTEST:



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

(seal)

