

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

OCTOBER 14, 2020

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 October 2020, with the following member's present to-wit:

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

and Bill Burn and Dale Ferguson absent, thus constituting a quorum. Also present were Debra Conkle, Office Manager, Jim Berbiglia, Mike and Shauna Duff, Adrienne Boulton, John Bartholamu and Craig Hall, San Antonio Ranch residents.

Jim Berbiglia announced that he objected to those in attendance that were not wearing masks even though social distancing was being observed. After a brief conversation, everyone put on their masks.

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 OF SEPTEMBER 9, 2020**
- 2. REPORT CONCERNING AUGUST 2020 TAX COLLECTIONS**
- 3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLS INCURRED AND AUTHORIZATION OF EXPENDITURES**

Director Fuentes-Real 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.

II. STATUS REPORTS:

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

There were no projects/plans to discuss at this time.

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

SEPTEMBER 9, 2020

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 9th day of September 2020, with the following member's present to-wit:

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

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Office Manager, Jim Berbiglia, Joe Longoria, David Echevarria and Julie Zapata, 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 AUGUST 12 AND AUGUST 20, 2020**
- 2. REPORT CONCERNING JULY 2020 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.

II. STATUS REPORTS:

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

1. TENNIS COURT RESURFACE

The Board was informed that the tennis court resurface is complete.

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

1. PROPERTY MAINTENANCE

2. UNLAWFUL DUMPING

The Board was informed that the front acreage had been shredded for \$157.50 and there was no unlawful dumping.

S.A. MUD#1
9-09-2020

II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

It was noted that the building would be pressure washed in the near future.

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 these items, except that the Bexar County Elections department will be using the building on November 3, 2020 for a General Election.

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.

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 APPROVAL OF PROPOSED BEXAR COUNTY TAX ASSESSOR/COLLECTOR FEE FOR THE 2020 TAX YEAR

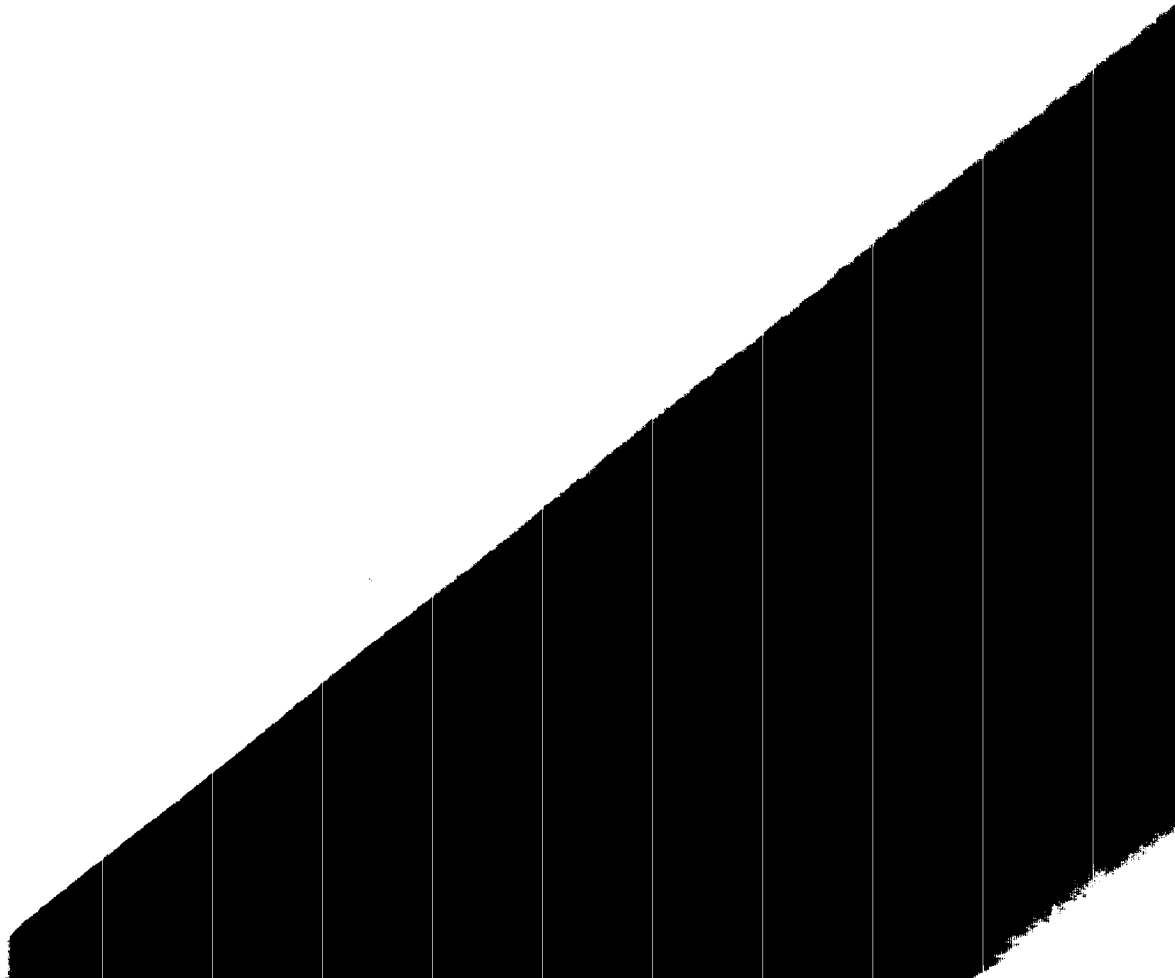
Debra Conkle provided the following correspondence from the Bexar County Tax office and noted that the proposed 2020 Tax Assessor/Collector fee would be \$1.84 per account up from \$1.81 per account last year.

Director Fuentes-Real moved that the Board approve Proposed 2020 Tax Assessor/Collector Fee as presented. Director Houderwood seconded the motion, which passed by unanimous vote of the Directors present.

S.A. MUD#1
9-09-2020

IV. (B.) DISCUSSION AND ACTION REGARDING THE 2019 DELINQUENT TAX ROLL

Debra Conkle provided the following correspondence from the Bexar County Tax office for the Board's information. It was the consensus of the Board to accept the 2019 Delinquent Tax Roll as presented.

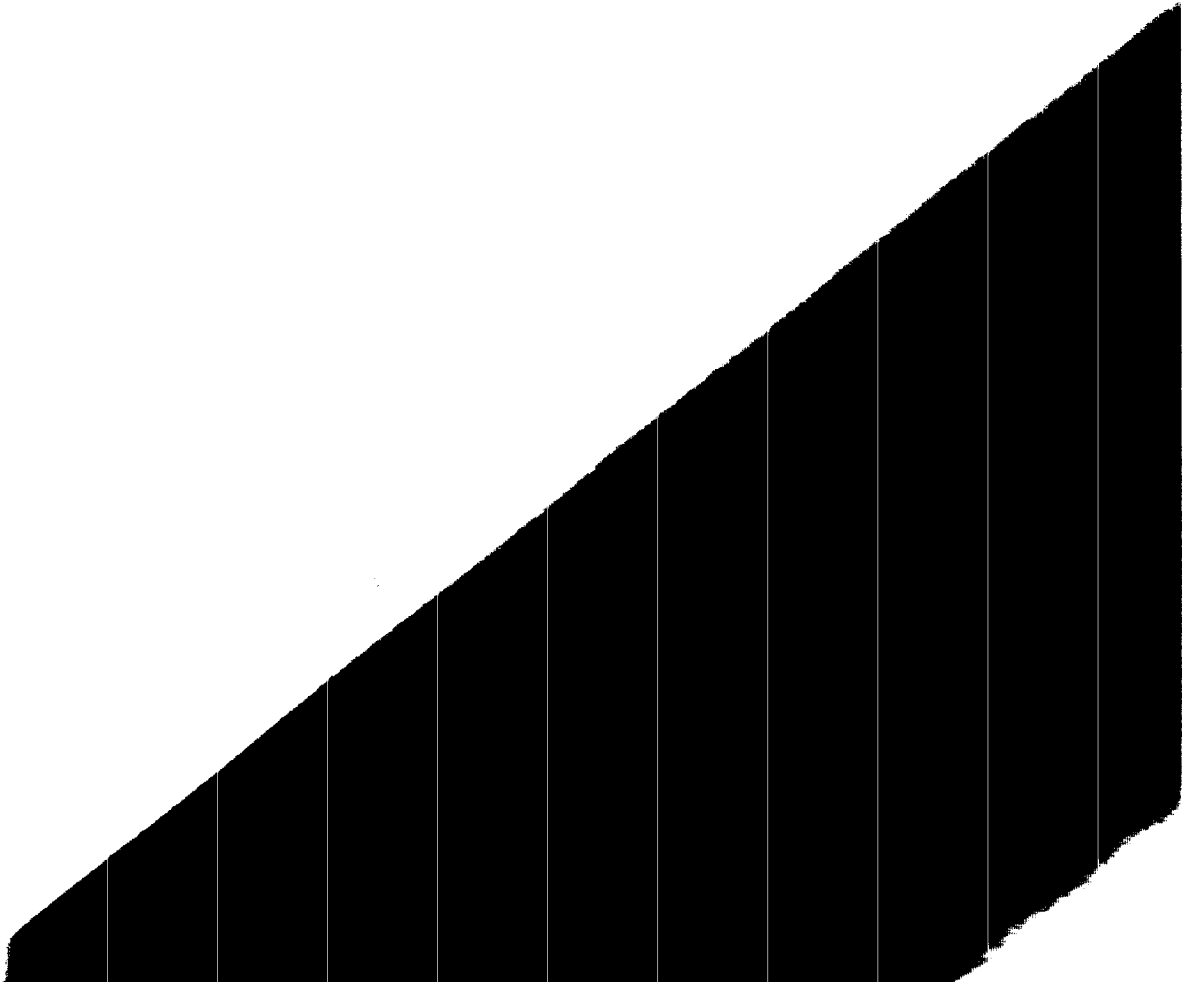


S.A. MUD#1
9-09-2020

**IV. (C.) DISCUSSION AND NECESSARY ACTION REGARDING APPROVAL OF
2020 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 2020 Audit Engagement Letter as presented with a fee of \$15,500.00. Director Fuentes-Real seconded the motion, which passed by unanimous vote of the Directors present.

That 2020 Audit Engagement Letter thus accepted is as follows:



S.A. MUD#1
9-09-2020

IV. (D.) DISCUSSION AND ACTION REGARDING APPROVAL OF 2020/2021 OPERATIONS AND MAINTENANCE BUDGET

Debra Conkle submitted the following draft 2020/2021 Operations and Maintenance budget for the Board's review and stated that it is .17652 increase from last year. Director Burn moved that the Board accept the 2020/2021 Budget as presented. Director Hooti seconded the motion, which passed by unanimous vote of the Directors present.

That 2020/2021 Operations and Maintenance Budget thus approved is as follows:

S.A. MUD#1
9-09-2020

IV. (E.) CONDUCT PUBLIC HEARING REGARDING 2018 TAX RATE

President Kuhn opened the public hearing at 6:39pm. Debra Conkle stated that in accordance with the publication on September 25, 2020, the Board would be setting the Debt Service tax rate at .1300 and the Operations and Maintenance tax rate at .40. For a total tax rate of \$.5300 per \$100.00 of valuation. She 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 6:40 pm.

IV. (F.) 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 2020 Tax Rate Order Setting the Debt service Tax Rate at .1300 and the Operations and Maintenance Tax Rate at .40 for a total tax rate of .5300 for the Board's approval. Director Burn Fuentes-Real moved that the Board approve the 2020 Tax Rate Order as presented. Director Fuentes-Real 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 2020 Tax Rates thus approved is as follows:

S.A. MUD#1
9-09-2020

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. Director Ferguson moved that the Board approve the Amendment to District Information Form as presented. Director Hooti seconded the motion, which passed by unanimous vote of the Directors present.

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

S.A. MUD#1
9-09-2020

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

A question was asked about AT&T and what are they doing in the front of the subdivision. It was noted that fiber optics may be being installed.

There being no further business, the meeting was adjourned at 7:06 pm.

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

ATTEST:

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

(seal)

TAX COLLECTIONS
DISTRIBUTION

DEPOSITS: 9/11/2020 \$624.86

DATE: 10/14/2020 August 2020 Tax Collections

RECEIVED:					TOTAL	LESS	\$624.86		REFUNDS/TAX		
TAX	P&I	ATT FEE	OTHER	COLLECTIONS	ATTORNEY FEE	BALANCE	ASSESSOR FEE	BALANCE	REMITTED		
Y1998	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
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	\$608.14	\$16.72	\$0.00	\$624.86		\$624.86		\$624.86		\$624.86	
TOTAL	\$608.14	\$16.72	\$0.00	\$0.00	\$624.86	\$0.00	\$624.86	\$0.00	\$624.86	\$624.86	

YEAR	MAINT. TAX	P&I	ATT FEE	LESS FEE/REFUND	D S TAX	P&I	ATT FEE	LESS FEE/REFUND	TOTAL
Y1998	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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	\$413.05	\$11.36	\$0.00	\$0.00	\$195.09	\$5.36	\$0.00	\$0.00	\$624.86
TOTAL	\$413.05	\$11.36	\$0.00	\$0.00	\$195.09	\$5.36	\$0.00	\$0.00	\$624.86

TOTAL AMT DUE GOF	\$424.40	TOTAL AMT DUE DSF	\$200.46	TOTAL =	\$624.86
-------------------	----------	-------------------	----------	---------	----------

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:	\$424.40	AMT FOR DSF DEPOSIT:	\$200.46	TOTAL =	\$624.86	\$624.86
----------------------	----------	----------------------	----------	---------	----------	----------

PAGE 2
 REPORT OF OPERATIONS
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
 10/14/2020

NOTES:

** Previously Paid

*** Pending Invoice

**** Previously Approved

TAX CLEARING AND FUND TRANSFERS:

FROM	TO		AMOUNT
1. FROST CLEARING	FROST OPERATING	check	\$424.40
2. FROST CLEARING	TEX POOL OPERATING	WIRE	
3. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	\$200.46
4. TEX POOL OPERATING	FROST OPERATING	WIRE	
5. FROST CLEARING	TEX POOL CLEARING	WIRE	
5. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	
6. FROST DEBT SERVICE	TEX POOL DEBT SERVI	WIRE	
7. TEX POOL CLEARING	TEX POOL OPERATING	WIRE	
8. TEX POOL CLEARING	TEX POOL DEBT SERVI	WIRE	
9. FROST OPERATING	TEX POOL OPERATING	WIRE	
10. TEX POOL DEBT SERVICE	FROST DEBT SERVICE	WIRE	

TOTAL TAX CLEARING & FUND TRANSFERS			\$624.86

DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures	\$0.00
---------------------------------	--------

S.A. MUD#1
10-14-2020

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

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

The Board was informed that two dead trees had been removed at the tennis courts, there was only one mowing this month and there was no unlawful dumping.

II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

It was noted that the building would be pressure washed in the near future.

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 these items, except that the Bexar County Elections department will be using the building on November 3, 2020 for a General Election.

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.

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.) REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING SELECTION OF NEW LEGAL COUNSEL

Three proposals were presented for the Board's review. A brief discussion was held, and each proposal was discussed. It was the consensus of the Board to select Denton, Navarro, Rocha, Bernal & Zech, P.C., however it was decided to wait until a full board was present to make it official.

S.A. MUD#1
10-14-2020

IV. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING INCREASE IN DIRECTOR SALARIES

Debra Conkle stated that Director Burn has requested that this item be added to the agenda. It was the consensus to defer discussion until the next regular meeting of the Board.

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

The Board was informed that the Homeowner's Association is willing to help the Board with whatever may be needed. It was also noted that a committee had been formed to provide a smooth transition once the bonds are paid and the MUD is dissolved. That committee consists of Robert Kuhn, Max Hooti and Craig Lauderdale.

It was noted that another pickeball set was ordered today and the residents are enjoying the court.

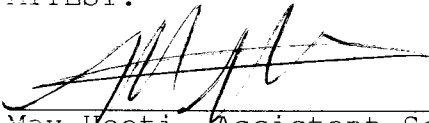
The Board that Jim Berbiglia and Mike and Shauna Duff for taking care of responsibilities at the tennis courts.

There being no further business, the meeting was adjourned at 6:57 PM.



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

ATTEST:



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

(seal)