

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

FEBRUARY 10, 2021

MINUTES

**STATE OF TEXAS
COUNTY OF BEXAR**

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

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, Office Manager, Jim Berbiglia, David Echevarria and Alicia Paredes, San Antonio Ranch residents.

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

I. CONSENT AGENDA:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETINGS HELD
DECEMBER 9, 2020**
- 2. REPORT CONCERNING NOVEMBER 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.

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

JANUARY 13, 2021

MINUTES

**STATE OF TEXAS
COUNTY OF BEXAR**

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in Regular Session, open to the public and pursuant to Notice duly given at 6:30 p.m., at 16450 Wildlake Blvd, Helotes, Texas 78023, on the 13th day of January 2021, with the following member's present to-with:

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

And Zulema Fuentes-Real absent, thus constituting a quorum. Also present were Debra Conkle, Office Manager, John Boekweg of Haynie & Company, District Auditor, Jim Berbiglia, David Echevarria and John Bartholmae San Antonio Ranch residents.

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

IV. (A.) DISCUSSION AND APPROVAL OF 2020 AUDIT

Mr. Boekweg presented the 2020 Audit to the Board for their review. He briefed the board on the audit as presented. After a brief discussion, Director Ferguson moved that the 2020 Audit be approved as presented. Director Burn seconded the motion, and the motion passed by unanimous vote of the Directors present. The audit was executed and notarized and Mr. Boekweg stated that it would be sent to Austin tomorrow.

That 2020 Audit thus approved is as follows:

**S.A. MUD#1
1-13-2021**

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

John Bartholmae suggested opening the Lago Vista side of the crosswalk over Ranch Parkway and the chain link fence line along Ranch Parkway be cleared. A brief discussion was held, and it was the consensus of the Board that they would go and inspect the area.

David Echevarria stated that he was going to take a poll on Nextdoor to see who would be interested in having a walking trail within the subdivision. He suggested a 20' wide trail being approximately one-half mile around the inside of the 40-acre conservation easement. The Board did inform Mr. Echevarria that the conservation easement itself sets parameters for use. Director Ferguson stated that there should be more questions other than "would you be interested" i.e., cost and maintenance. After further discussion it was the consensus of the Board that this item be added to the agenda for the next regular meeting of the Board.

President Kuhn added that there is a trail behind the MUD building and behind the tennis courts.

I. CONSENT AGENDA:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETINGS HELD DECEMBER 9, 2020**
- 2. REPORT CONCERNING NOVEMBER 2020 TAX COLLECTIONS**
- 3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS INCURRED AND AUTHORIZATION OF EXPENDITURES**

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

II. STATUS REPORTS:

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

There were no projects/plans to discuss at this time, however it was suggested that replacement of fence boards along Ranch Parkway be added to the next regular meeting agenda.

S.A. MUD#1
1-13-2021

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

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

The Board was informed that there was no property maintenance performed and no dumping had taken place.

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

Director Fuentes-Real was absent therefore no status was given.

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 at this time.

III. UNFINISHED BUSINESS

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

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

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

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

S.A. MUD#1
1-13-2021

IV. (A.) DISCUSSION REGARDING INFORMATION ON PROPOSED NEW TRASH COLLECTION SOURCES

Director Ferguson informed the Board that he had contacted several providers but only Tiger and C6 service this area. Tiger was the only one to send a proposal. The proposal consists of one trash pick-up and one recycle per week both on the same day and 2 bulk pick-ups per year at a cost of \$10,000 more than the current contract per year. No action was taken on this item at this time.

Director Hooti suggested that the Board exhaust all resources regarding the spills made by Waste Management. He suggests that Director Ferguson contact Tiana Smith again and, as a last resort, ask the attorney to prepare a letter accepting \$5,000.00 as a settlement.

There being no further business, the meeting was adjourned at 7:44pm.

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

ATTEST:

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

(seal)

TAX COLLECTIONS
DISTRIBUTION

DEPOSITS: 1/6/2021 \$188,634.46
2/1/2021 \$5,250.54

DATE: 2/10/2021 December 2020 Tax Collections

\$193,885.00

RECEIVED:	TAX	P&I	ATT FEE	OTHER	TOTAL COLLECTIONS	LESS ATTORNEY FEE	BALANCE	REFUNDS/TAX ASSESSOR FEE	BALANCE	REMITTED
Y1999	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2000	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2001	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2002	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2003	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2004	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2005	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2006	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2007	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2008	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2009	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2010	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2011	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2012	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2013	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2014	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2015	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2016	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
Y2017	\$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	
Y2019	\$81.54	\$18.25	\$0.00		\$99.79		\$99.79		\$99.79	
Y2020	\$193,785.21	\$0.00	\$0.00		\$193,785.21		\$193,785.21	\$0.00	\$193,785.21	
TOTAL	\$193,866.75	\$18.25	\$0.00	\$0.00	\$193,885.00	\$0.00	\$193,885.00	\$0.00	\$193,885.00	\$193,885.00

YEAR	MAINT. TAX	P&I	ATT FEE	LESS FEE/REFUND	D S TAX	P&I	ATT FEE	LESS FEE/REFUND	TOTAL
Y1999	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2004	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2005	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2008	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2009	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2019	\$55.38	\$12.40	\$0.00	\$0.00	\$26.16	\$5.85	\$0.00	\$0.00	\$99.79
Y2020	\$146,249.70	\$0.00	\$0.00	\$0.00	\$47,535.51	\$0.00	\$0.00	\$0.00	\$193,785.21
TOTAL	\$146,305.08	\$12.40	\$0.00	\$0.00	\$47,561.67	\$5.85	\$0.00	\$0.00	\$193,885.00

TOTAL AMT DUE GOF \$146,317.48 TOTAL AMT DUE DSP \$47,567.52 \$193,885.00

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: \$146,317.48 AMT FOR DSP DEPOSIT: \$47,567.52 TOTAL = \$193,885.00 \$193,885.00

PAGE 2
 REPORT OF OPERATIONS
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
 2/10/2021

NOTES:

** Previously Paid

*** Pending Invoice

**** Previously Approved

TAX CLEARING AND FUND TRANSFERS:

FROM	TO		AMOUNT
1. FROST CLEARING	FROST OPERATING	check	\$146,317.48
2. FROST CLEARING	TEX POOL OPERATING	WIRE	
3. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	\$47,567.52
4. TEX POOL OPERATING	FROST OPERATING	WIRE	
5. FROST CLEARING	TEX POOL CLEARING	WIRE	
5. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	
6. FROST DEBT SERVICE	TEX POOL DEBT SERVI	WIRE	
7. TEX POOL CLEARING	TEX POOL OPERATING	WIRE	
8. TEX POOL CLEARING	TEX POOL DEBT SERVI	WIRE	
9. FROST OPERATING	TEX POOL OPERATING	WIRE	
10. TEX POOL DEBT SERVICE	FROST DEBT SERVICE	WIRE	
TOTAL TAX CLEARING & FUND TRANSFERS			----- \$193,885.00

DEBT SERVICE EXPENDITURES:

BANK OF NEW YORK	BOND COUPON PAYMENT 3/1/2021	\$77,175.00
Total Debt Service Expenditures		----- \$77,175.00

S.A. MUD#1
2-10-2021

II. STATUS REPORTS:

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

1. Ranch Parkway Fencing
2. Pressure Wash MUD Building

No Action was taken on these items at this time.

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

1. PROPERTY MAINTENANCE
2. UNLAWFUL DUMPING

It was the consensus of the Board that the cactus in the front acreage be propped up and that President Kuhn contact the contractor to clean up the mess that has been left behind. The Board was informed that there was no property maintenance performed and no dumping had taken place.

II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

II. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS

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

II. (F.) SECURITY - GENERAL

II. (G.) PUBLIC RELATIONS

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

III. UNFINISHED BUSINESS

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

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

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

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

S.A. MUD#1
2-10-2021

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

Director Ferguson was absent, so no new information was given.

IV. (A.) REVIEW AND APPROVAL OF BOND COUPON PAYMENT DUE MARCH 1, 2021

The following correspondence from the Bank of New York Mellon was presented for the Board's review and approval. Director Hooti moved that the Board authorized President Kuhn to wire transfer funds to pay the bond coupon payment due March 1, 2021. Director Fuentes-Real seconded the motion, which passed by unanimous vote of the Directors present.



BNY MELLON



The Bank of New York Mellon
Corporate Trust
2001 Bryan St., 11th Floor
Dallas, TX 75201

Date: December 31, 2020
Loan#: 3615A
RE : SAN ANTONIO MUD #1 1997

000002 XBNYMM01 000000
SAN ANTONIO MUNICIPAL UTILITY DIST #1
ATTN DEBRA C GRAVES
PO BOX 696
HELOTES, TX 78023



000002

Please be advised that payment in the amount of \$77,175.00 is due on 03/01/2021 for SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1 SERIES 1997. The bondholder payment date is 03/01/2021. The details of the amount due are as follows:

	<i>Amount in Dollars(\$)</i>
Principal	\$45,000.00
Interest	\$32,175.00
Total Amount Due	\$77,175.00

Refer to your governing docs for payment date rules

In order for us to ensure timely payments to Bondholders, funds must be sent in accordance with the instructions below.

If paying by wire, please include your account and loan number.

If paying by check, please include your account and loan number on your check.

For DTCC eligible issues: FAILURE TO COMPLY WITH THE DTCC SAME DAY FUNDS SETTLEMENT (SDFS) REQUIREMENTS MAY RESULT IN LATE PAYMENT TO HOLDERS, LATE FEES AND LOSS OF DTCC ELIGIBILITY.

If you are not in agreement with the information detailed on this bill, please contact Stephen Jager at (214)468-6183 or by email at stephen.jager@bnymellon.com.

-----PLEASE DETACH AND REMIT WITH CHECK PAYMENT-----

Payment Instructions:
Wire Payments must be received by BNY Mellon before 11:00 E.S.T. on 03/01/2021.
The Bank of New York Mellon
ABA#: 021000018
IMMS#: 5335058400
Loan Account#: 3615A

Check Payment Address:
Check payments must be received by BNY Mellon 5 business days prior to 03/01/2021.
The Bank of New York Mellon
Debt Service Billing-Direct Pays
P.O. Box 392005
Pittsburgh, PA 15251-9005

Amount Due: \$77,175.00

E

000002 XBNYMM01 000002

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S.A. MUD#1
2-10-2021

IV. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING PLACEMENT OF A WALKING TRAIL

David Echevarria presented the following proposal for the Board review and stated that he had received overwhelming response from the community. He stated that it would be 7.5 feet wide and approximately 1/5 mile long.

The Board stated that their concerns are:

1. Conservation Easement stipulates that the property is to remain in its natural state
2. Acreage is not open to the public
3. No motorized vehicles
4. Native plants are not to be harmed
5. Insurance liability and cost

President Kuhn stated that he would need to meet the Edwards Aquifer to present the proposal and get feed back from them before moving forward.

Jim Berbiglia questioned why the existing trails, there are 4, could not be used. They would be fine for walking but would require some maintenance.

Alicia Paredes informed the Board that she did not want to have Park in her backyard.

[↩ Reply](#) [⌵](#) [🗑 Delete](#) [🚫 Junk](#) [Block](#) [...](#)

Park Proposal

🕒 You forwarded this message on Wed 2/10/2021 1:41 PM

👤 David Echevarria
Wed 2/10/2021 8:20 AM
To: You

[↩](#) [⏪](#) [→](#) [...](#)

Park Proposal

It's going to be a three-step process. The path will be 7 and a half feet wide.
Step one is going to be to clear the pathway and put down felt weed barrier and regular base road material.
After that is raked, packed and watered -
then we would come back with what is called a 57 aggregate. This is a small stone. That would be installed and packed.
Step three would be the line the edges of the path with larger stones.

David Echevarria

[Reply](#) [Forward](#)

↩ Reply ▾ 🗑 Delete 🚫 Junk Block ⋮

Fwd: Material estimated Cost

David Echevarria

Wed 2/10/2021 1:42 PM

To: nestorq@hautomotors.com

↩ ⏪ → ⋮

David Echevarria

Begin forwarded message:

From: David Echevarria <davide2@outlook.com>

Date: February 8, 2021 at 9:54:17 AM CST

To: David Echevarria <davide2@outlook.com>

Subject: Material estimated Cost

Material estimated Cost

The material needed for the walking path as laid out on picture.

9 loads of base \$2700

9 loads of 57 aggregate \$4,050

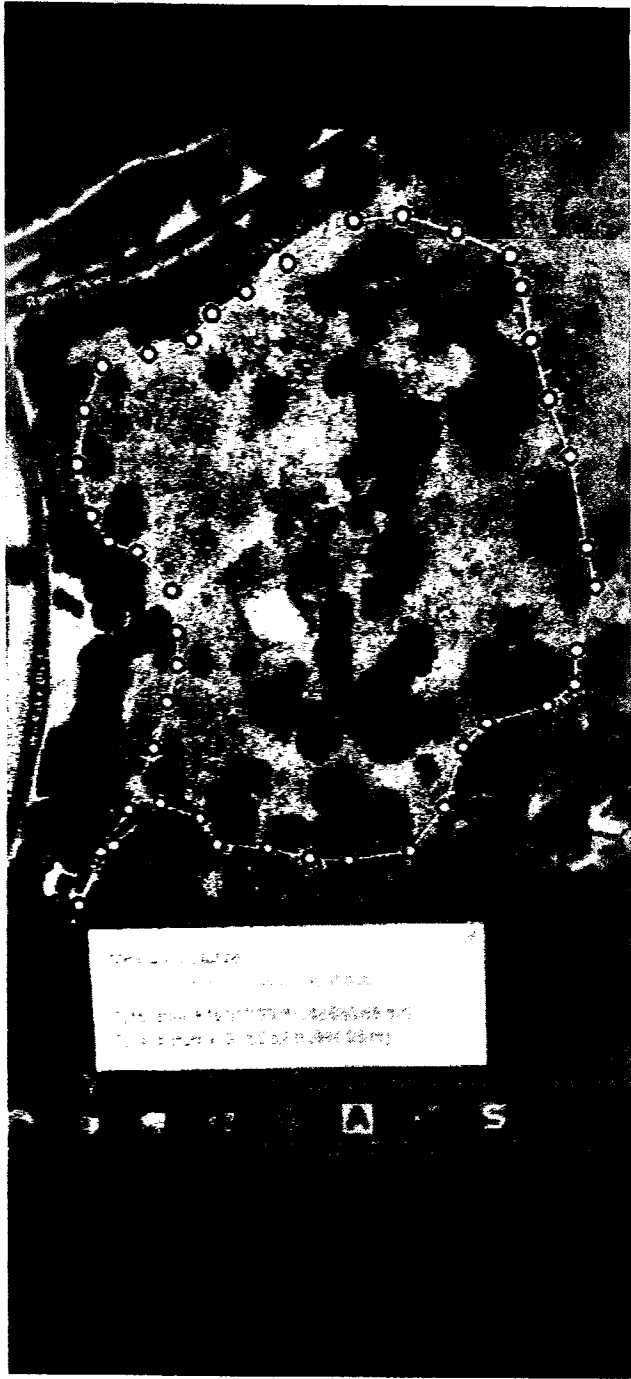
5 loads large rip rap stone \$2250

6 Home Depot Benches and cement base

Total cost \$9,600.00 dollars

David Echevarria

Reply Forward



THE UNIVERSITY OF
MICHIGAN LIBRARY
DATE: 1994-11-17 10:00 AM
1300 S. ZEEB RD. ANN ARBOR, MI 48106-1000

David Echevarria



S.A. MUD#1
2-10-2021

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

President Kuhn stated that has not received anything from Legal Counsel yet.

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

It was reported that the streets in the PUD are being damaged by the contractors. Director Hooti informed the residents that he had spoken with the contractors who stated that they would repair whatever has been damaged.

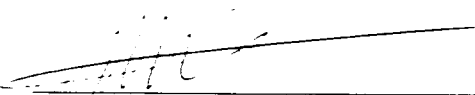
Director Hooti stated that he was still trying to negotiate with Waste Management.

There being no further business, the meeting was adjourned at 7:22 p.m.



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

ATTEST:



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

(seal)