

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

JUNE 8, 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 8th day of June 2022, with the following member's present to-wit:

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

and Dale Ferguson and Bill Burn absent, thus constituting a quorum. Also present were Debra Conkle, Executive Administrator and John Bartholmae and Ty Matthews, 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
MAY 11, 2022**
- 2. REPORT CONCERNING APRIL 2022 TAX COLLECTIONS**
- 3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS
INCURRED AND AUTHORIZATION OF EXPENDITURES**

Director Fuentes-Real moved that the Board approve the items within the consent agenda as follows. Director Hooti 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 Artistic Trees were updating their proposal.

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

1. PROPERTY MAINTENANCE

2. UNLAWFUL DUMPING

It was noted that JJM Lawn Service performed the property maintenance, and all agreed that a good job was performed.

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

MAY 11, 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 11th day of May 2022, with the following member's present to-wit:

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

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Executive Administrator and John Bartholmae, Julie Zapata, Trey and Maria Fernandez, Chris Lauderdale and Ty Matthews, 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
APRIL 14, 2022**
- 2. REPORT CONCERNING MARCH 2022 TAX COLLECTIONS**
- 3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS
INCURRED AND AUTHORIZATION OF EXPENDITURES**

Director Fuentes-Real moved that the Board approve the items within the consent agenda as follows. Director Burn 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**

This item remains on hold for now.

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

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

The Board was informed that Ronnie Galik had contacted President Kuhn to make him aware that Ronnie Galik could no longer perform the property maintenance for the District and another contractor would need to be found.

S.A. MUD#1
5-11-2022

II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

President Kuhn informed the Board that he had the kitchen faucet replaced prior to renting the building out on May 7, 2022. He further informed the Board that there is condensation in the Men's bathroom drain and would investigate that further after the meeting.

II. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS

There was nothing to report on these items currently.

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

Debra Conkle informed the Board that the Bexar County Elections Department has requested use of the MUD building for May 24, 2022.

II. (F.) SECURITY - GENERAL

President Kuhn informed the Board that the gate at Lago Vista needs a new keypad and reminded the Board that the agreement with Texas Parks and Wildlife was that they would install the gate and the District would maintain it. A brief discussion was held and it was the consensus of the Board that, due to all the other housing there now, that the agreement with Texas Parks and Wildlife should be revisited.

II. (G.) PUBLIC RELATIONS

There was no new news on these items currently.

III. UNFINISHED BUSINESS

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

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

S.A. MUD#1
5-11-2022

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

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

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

President Kuhn stated that Legal Counsel is reviewing this matter at this time.

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

Ty Matthews stated that some leaves were not picked up and wanted to know why. There could be any number of reasons, i.e., not bound correctly, too heavy, new crew members, etc.

There being no further business, the meeting was adjourned at 6:43 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)

TAX COLLECTIONS DISTRIBUTION

DATE: 6/8/2022 April 2022 Tax Collections

DEPOSITS: 5/10/2022 \$2,159.09

RECEIVED: TAX P&I AMT FEE OTHER TOTAL COLLECTIONS ATTORNEY FEE LESS ATTORNEY FEE BALANCE REFUNDS/TAX ASSESSOR FEE BALANCE REMAINTD

YEAR	MAINT. TAX	P&I	AMT FEE	OTHER	TOTAL COLLECTIONS	ATTORNEY FEE	LESS ATTORNEY FEE	AMT FEE	LESS REFUND	TOTAL
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	\$57.41	\$22.39	\$15.96	\$95.76	\$95.76	(\$15.96)		\$79.80	\$79.80	\$79.80
Y2020	(\$236.21)	\$29.78	\$28.00	(\$178.43)	(\$178.43)	(\$28.00)		(\$206.43)	(\$206.43)	(\$206.43)
Y2021	\$2,067.94	\$217.78	\$0.00	\$2,285.72	\$2,285.72			\$2,285.72	\$2,285.72	\$2,285.72
TOTAL	\$1,889.14	\$269.95	\$43.96	\$0.00	\$2,203.05	(\$43.96)		\$2,159.09	\$0.00	\$2,159.09

TOTAL \$1,416.64 \$201.54 \$31.97 (\$31.97) \$472.50 \$68.41 (\$11.99) (\$11.99) \$2,159.09 \$2,159.09

TOTAL AMT DUE GOF \$1,650.15

LESS: ATTORNEY FEE (\$31.97)

TAX ASSESSOR FEE

LESS: TAX ASSESSOR FEE

REFUNDS/REVERALS

AMT FOR GOF DEPOSIT: \$1,618.18

TOTAL = \$2,159.09

REFUNDS/TAX ASSESSOR FEE (\$43.96)

AMT FOR GOF DEPOSIT: \$2,159.09

TOTAL = \$2,159.09

SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1
 REPORT OF OPERATIONS
 6/8/2022

REVENUES

Collections this period (Maint. Tax)	4/22	\$1,618.18
Miscellaneous Revenue:		
Bexar Appraisal District - Year End Surplus		\$22.61
TOTAL REVENUE THIS PERIOD		\$1,640.79

EXPENSES

Auditing		
Waste Management		\$5,218.70
AT & T Mobility		\$64.21
AT & T U-Verse		\$80.65
CITY PUBLIC SERVICE:		
# 2096723016 SA MUD OFFICE		\$128.59 ***
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 JUNE 2022		\$1,771.18
PETTY CASH		
MISCELLANEOUS:		
City Public Service - Street Light		\$27.75
IRS Payroll Deposit May 2022		\$441.75
Darla Harlos - Office Cleaning - June 2022		\$100.00
Property Maintenance		\$2,000.00 **

TOTAL EXPENSES FOR THIS PERIOD:		\$9,867.47
REVENUES MINUS EXPENSES THIS PERIOD		(\$8,226.68)

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 REPORT OF OPERATIONS
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
 6/8/2022

NOTES:

** Previously Paid

*** Pending Invoice

**** Previously Approved

TAX CLEARING AND FUND TRANSFERS:

FROM	TO		AMOUNT
1. FROST CLEARING	FROST OPERATING	check	\$1,618.18
2. FROST CLEARING	TEX POOL OPERATING	WIRE	
3. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	\$540.91
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	\$100,000.00
10. TEX POOL DEBT SERVICE	FROST DEBT SERVICE	WIRE	
TOTAL TAX CLEARING & FUND TRANSFERS			\$102,159.09

DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures \$0.00

S.A. MUD#1
6-08-2022

- 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

(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.

It was the consensus of the Board that this item be removed from the agenda.

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.

It was the consensus of the Board that this item be removed from the agenda.

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

President Kuhn stated that he had not heard anymore from Legal Counsel. It was the consensus of the Board to hold a special meeting to discuss this item of business.

IV. (A.) DISCUSSION AND ACTION REGARDING TRANSITION TO HOA

It was the consensus of the Board to hold a special meeting to discuss this item of business.

S.A. MUD#1
6-08-2022

**IV. (B.) DISCUSSION AND ACTION REGARDING TREE TRIMMING AT
ENTRANCE AND CLEARING INSIDE OF FENCE LINE**

It was the consensus of the Board to remove this item from the agenda as it has already been discussed under Projects and Plans.

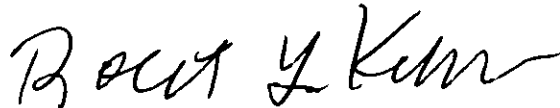
**IV. (C.) DISCUSSION AND ACTION OF HOA USE OF MUD BUILDING AND
POSTING OF MEETING**

It was the consensus of the Board to hold a special meeting to discuss this item of business. It was the consensus of the Board to hold the special meeting next week and the date to be determined.

**V. DISCUSSION AND ACTION REGARDING CITIZEN'S CONCERNS AND
CUSTOMER CORRESPONDENCE**

There were no citizen's concerns to report at this time/

There being no further business, the meeting was adjourned at 6:46 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)