

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

OCTOBER 8, 2025

MINUTES

STATE OF TEXAS

COUNTY OF BEXAR

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in a 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 October 2025, with the following member's present to-with:

Max Hooti, President
Sylvie Shurgot, Vice-President
Tammy Ford, Secretary
Jim Berbiglia, Director
Craig Hall, Director

And no members absent, thus constituting a quorum. Also present was John Bartholmae San Antonio Ranch resident.

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

I. PUBLIC COMMENTS:

This is the time for public comments about items on this month's agenda. This time is also available for new issues: As you probably are aware, Per Open Meetings Act 551.042, no Board action can or will be taken on these new public comments, and discussion is limited to a proposal to place the item on an upcoming agenda. Please consider using the public comment form and limit your comments to five minutes.

President Hooti thanked Vice-President Shurgot for the many Hours she has spent working to facilitate a smooth transition with the new bookkeeper.

II. CONSENT AGENDA

- A. Review and Approval of Minutes of the Meetings held September 10th, 2025
- B. Report Concerning August 2025 Tax Collections and Collection of Delinquent Ad Valorem Taxes
- C. Review and Approval of Account Balances/Billings Incurred and Authorization of Expenditures (Report of Operations)

S.A. MUD#1
10-08-2025

Vice-President Shurgot moved that the consent agenda be approved as presented, Director Berbiglia seconded the motion, which passed by unanimous vote of the Directors present.

That Consent Agenda thus approved is as follows:

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

SEPTEMBER 10, 2025

MINUTES

STATE OF TEXAS

COUNTY OF BEXAR

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in a 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 September 2025, with the following member's present to-with:

Max Hooti, President
Sylvie Shurgot, Vice-President
Tammy Ford, Secretary
Jim Berbiglia, Director
Craig Hall, Director

And no members absent, thus constituting a quorum. Also present were Chuck and Rose Meade, Maria and Trey Fernandez, Adele Hall, Deidra Moitzheim, and Cheryl Perez, San Antonio Ranch Residents.

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

I. Public Comments:

This is the time for public comments about items on this month's agenda. This time is also available for new issues: As you probably are aware, Per Open Meetings Act 551.042, no Board action can or will be taken on these new public comments, and discussion is limited to a proposal to place the item on an upcoming agenda. Please consider using the public comment form and limit your comments to five minutes.

A resident thanked President Hooti for solving problems.

A resident read a letter to the board repeating her concerns about the pickleball court already expressed during the public comments of the August 2025 meeting.

Another resident was disappointed that the Bexar County crews that resealed the roads had temporarily blocked her driveway.

A resident asked at what point the Board was going to clarify the procedure for enforcing the pickleball rules.

S.A. MUD#1
9-10-2025

II. Consent Agenda

- A. Review and Approval of Minutes of the Meetings held August 13th, 2025
- B. Report Concerning July 2025 Tax Collections and Collection of Delinquent Ad Valorem Taxes
- C. Review and Approval of Account Balances/Billings Incurred and Authorization of Expenditures (Report of Operations)

Vice-President Shurgot moved that the consent agenda be approved as presented, Director Berbiglia seconded the motion, which passed by unanimous vote of the Directors present.

That Consent Agenda thus approved is as follows:

III. New Business

A. Discussion and Possible Action Regarding Approval of 2025 Audit Engagement Letter

President Hooti announced that the auditor had not yet responded to our request for the Letter of Engagement, so this item was tabled.

B. Conduct Public Hearing Regarding 2025 Tax Rate

President Hooti opened the public hearing at 6:45pm. He stated that in accordance with the publication on August 29, 2025, the Board anticipated setting the Debt Service tax rate at 0.0000, and the Operations and Maintenance tax rate at 0.2000 for a total of 0.2000 per \$100.00 of valuation. He then asked if any of the people in attendance had any questions or comments regarding the proposed tax rate.

One resident wanted a clarification on whether it meant as a percentage; President Hooti replied that it was 0.2000% and not 20%. The resident expressed her appreciation of the way this Board manages the budget in comparison with years passed.

There were no other questions or comments at this time. President Hooti closed the public hearing at 6:49pm.

C. 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 Connection Therewith

President Hooti presented the following 2025 Tax Rate Order setting the Debt Service Tax Rate at 0.0000 and the Operations and Maintenance tax rate at 0.2000 for a total tax rate of 0.2000 for the board's approval. Director Hall moved that the board approve the 2025 Tax Rate Order as presented. Director Ford seconded the motion, which passed by unanimous vote of the Directors present. The Order setting

S.A. MUD#1
9-10-2025

the 2025 Tax Rates thus approves is as follows:

D. Discussion and Necessary Action Regarding Approval of the
2025/2026 Operations and Maintenance Budget

Director Shurgot submitted the following proposed 2025/2026 Operations and Maintenance Budget for the Board's review. Director Berbiglia moved that the Board accept the 2025/2026 Budget as presented. Director Hall seconded the motion, which passed by unanimous vote of the Directors present.

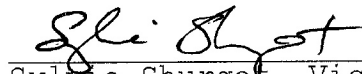
That 2025/2026 Operations and Maintenance Budget thus approved is as follows:

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



Max Hooti, President
San Antonio Municipal Utility District No. 1

ATTEST:



Sylvie Shurgot, Vice President
San Antonio Municipal Utility District No. 1

(seal)

TAX COLLECTIONS
DISTRIBUTION

DEPOSITS:

9/16/25

\$732.97

AUGUST 2025 Tax Collections

DATE: 9/3/25

RECEIVED:

TOTAL

LESS

REFUNDS/TAX
ASSESSOR FEE

BALANCE

\$732.97

BALANCE

TAX	PEI	ATT FEE	OTHER	COLLECTIONS	LESS ATTORNEY FEE	BALANCE	REFUNDS/TAX ASSESSOR FEE	BALANCE
Y2002	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2003	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2004	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2005	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2006	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2007	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2008	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2009	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2010	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2011	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2012	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2013	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2014	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2015	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2016	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2017	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2018	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2019	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2020	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Y2021	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Y2022	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Y2023	\$89.68	\$23.32		\$139.90	(\$69.37)	\$70.53		\$70.53
Y2024	\$582.89	\$23.62		\$640.01	(\$74.99)	\$565.02		\$565.02
TOTAL	\$672.57	\$46.94	\$0.00	\$779.91	(\$144.36)	\$635.55	\$0.00	\$635.55

YEAR	MAINT. TAX	P&I	ATT FEE	LESS FEE/REFUND	D S TAX	P&I	ATT FEE	LESS FEE/REFUND	TOTAL
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2023	\$89.68	\$26.90	\$23.32	(\$69.37)	\$0.00	\$0.00	\$0.00	\$0.00	\$70.53
Y2024	\$582.89	\$33.50	\$23.62	(\$74.99)	\$0.00	\$0.00	\$0.00	\$0.00	\$565.02
TOTAL	\$672.57	\$60.40	\$46.94	(\$144.36)	\$0.00	\$0.00	\$0.00	\$0.00	\$635.55
TOTAL AMT DUE									
GOF		\$779.91			TOTAL AMT				
					DUE DSF	\$0.00			\$779.91
LESS:					LESS:				
ATTORNEY FEE		(\$46.94)			ATTORNEY FEE	\$0.00			(\$46.94)
LESS:					LESS:				
TAX ASSESSOR FEE					TAX ASSESSOR FEE				\$0.00
LESS:					LESS:				
REFUNDS/REVERSALS					REFUNDS/REVERS				\$0.00
AMT FOR					AMT FOR				
GOF DEPOSIT:		\$732.97			DSF DEPOSIT:	\$0.00			\$732.97
					TOTAL				

SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1
REPORT OF OPERATIONS
10/8/25

REVENUES

Collections this period (Maint. Tax)	9/25	\$0.00
Miscellaneous Revenue:		\$0.00
TOTAL REVENUE THIS PERIOD		\$0.00

EXPENSES

Auditing	\$0.00
Waste Connections - November & December 2025	<u>\$10,340.00</u>
AT & T Mobility *Service Cancelled	\$0.00
AT & T U-Verse Billed 10/26 & 11/26/2025	<u>\$278.14</u>
CITY PUBLIC SERVICE:	
# 2096723016 SA MUD OFFICE due 11/05/2025	\$88.99 *Does not include Sep/Oct bi
SAN ANTONIO WATER SYSTEMS:	
# 0514993248891 SA MUD OFFICE Billed 10/10 & 11/10/2025	<u>\$56.48</u>
PROPERTY MAINTENANCE	
LEGAL FEES	
INSURANCE 2025-2026	\$4,287.50
Bookkeeper - October & November Services	<u>\$1,600.00</u>
PETTY CASH - Funds deposited to 0073 8/5/25	\$0.00
MISCELLANEOUS:	
City Public Service - Street Light due 10/21/2025	\$26.26 *Does not include Sep/Oct bi
Maria Medina - Office Cleaning 10/10 & 11/10/2025	<u>\$200.00</u>
Wayne Moos - Shredding up front	\$550.00
OFFICE - Sage Software	\$1,120.00
TOTAL EXPENSES FOR THIS PERIOD:	\$18,547.37
REVENUES MINUS EXPENSES THIS PERIOD	(\$18,547.37)

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REPORT OF OPERATIONS
NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
10/8/25

NOTES:

*** Amount available to transfer

WIRE TRANSFERS - AUGUST 2025

1. FROST CLEARING	TEX POOL CLEARING	\$0.00
2. TEX POOL CLEARING	TEX POOL DEBT SERVICE	\$0.00
3. TEX POOL CLEARING	TEX POOL OPERATING	\$0.00
4. TEX POOL DEBT SERVICE	FROST DEBT SERVICE	\$0.00
5. TEX POOL OPERATING	FROST OPERATING	\$0.00
6. FROST CLEARING	TEX POOL DEBT SERVICE	\$0.00
7. TEX POOL OPERATING	TEX POOL DEBT SERVICE	\$0.00
8. FROST CLEARING	TEX POOL OPERATING	\$0.00
9. TEX POOL CLEARING	FROST OPERATING	\$0.00
10. FROST DEBT SERVICE	TEX POOL DEBT SERVICE	\$0.00
11. FROST OPERATING	TEX POOL OPERATING	\$0.00
12. FROST CLEARING	FROST OPERATING	\$0.00
13. TEX POOL DEBT SERVICE TO BANK OF NEW YORK		\$0.00
TOTAL AMOUNT OF TRANSFERS		\$0.00

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DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures	\$0.00
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III. NEW BUSINESS

A. Discussion and Possible Action Regarding Approval of 2025 Audit Engagement Letter

The Auditors engaged by the District in the past was charging the District \$19,000. President Hooti contacted them several months ago to ask if they would consider reducing their fee; after several weeks and several attempts to contact them, they said that they would not lower their fee. President Hooti requested that they send their engagement letter, but as time went on the letter did not arrive, so the District searched for an alternative.

President Hooti and Vice-President Shurgot met with the District's attorney, Mr. Zech, via Zoom to determine what the requirements were. Mr. Zech explained that the only two requirements were competency and reasonable fees. Two additional firms were contacted and bids were requested. Margaret Nixon, CPA proposed a fee of \$17,000 and Armstrong, Vaughan & Associates (AVA) who have very extensive experience auditing cities and MUDs proposed a fee of \$10,000.

Director Ford moved that the proposal from AVA be accepted through a resolution in order to clearly show that the District will not be engaging Haynie & Company but will be engaging Armstrong, Vaughan & Associates instead. Director Shurgot seconded the motion. After a brief discussion the motion passed by a unanimous vote of the Directors.

B. Discussion and Possible Action Regarding the New State Reporting Requirements Regarding MUD Bonds and Projects

Director Hall emailed the point of contact to inquire about the requirements and scope that pertain to our District. He had not received a response yet.

C. Discussion and Possible Action Regarding the Board Member Information Form

Director Hall needs more information from the Directors, attorney and bookkeeper before submitting the form: beginning and ending of each Director's term, phone numbers, addresses,

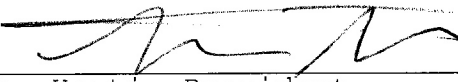
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and other details.

**D. Discussion and Possible Action Regarding Requests for Use
of MUD Building**


The building will be used for Bexar County elections on
November 4th.

Director Berbiglia moved that the Board adjourn the Meeting
at 7:23 p.m. Director Hall seconded the motion, which
passed unanimously by the Directors present.



Max Hooti, President
San Antonio Municipal Utility District No. 1

ATTEST:



Sylvie Shurgot, Vice-President
San Antonio Municipal Utility District No. 1

(seal)