

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

DECEMBER 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 December 2025, with the following member's present to wit:

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

And Tammy Ford was 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.

John Bartholmae expressed concerns about the lots located above the District's conservation easement; he was wondering if the District could acquire those lots and then recoup some of the cost by placing the land into a conservation easement. The land is currently for sale and not part of an HOA; the next owner could do something with that land that would be detrimental to our neighborhood.

II. CONSENT AGENDA

- A. Review and Approval of Minutes of the Meetings held October 8, 2025

B. Review and Approval of Reports Concerning November and December 2025 Tax Collections and Collection of Delinquent Ad Valorem Taxes

C. Review and Approval of Report of Operations

Director Berbiglia asked for a clarification about the CPS bills - why are there two? Vice-president Shurgot explained that the lower bill is for a street light, the higher one is for the District's building.

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

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-wit:

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. MOD#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:

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,


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

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)

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1
 REPORT OF OPERATIONS
 12/10/25**

REVENUES

Collections this period (Maint. Tax)	10/25	\$1,173.00
	Through 11/26/2025	\$11,022.44
	Final 11/2025	\$797.83
Miscellaneous Revenue:		\$0.00
TOTAL REVENUE THIS PERIOD Oct & Nov		\$12,993.27

EXPENSES

Auditing		\$0.00
Waste Connections - January & February 2026		\$10,516.00
AT & T Mobility *Service Cancelled		\$0.00
AT & T U-Verse Billed 12/18/25 & 1/18/2026		\$278.14
CITY PUBLIC SERVICE:		
# 2096723016 SA MUD OFFICE due 01/05/2026 & 02/05/2026		\$42.90
SAN ANTONIO WATER SYSTEMS:		
# 0514993248891 SA MUD OFFICE Billed 12/03/2025 & 1/03/2026		\$61.06
PROPERTY MAINTENANCE		\$342.94
		*Reimb - Lights & Fence Repair Sup
LEGAL FEES Matter #45683		\$207.00
INSURANCE 2025-2026		\$0.00
Bookkeeper - December & January Services		\$1,600.00
PETTY CASH - Funds deposited to 0073 8/5/25		\$0.00
MISCELLANEOUS:		
City Public Service - Street Light due 12/19/2025 & 01/19/2026		\$52.48
Maria Medina - Office Cleaning 12/10/2025 & 1/10/2026		\$200.00
Wayne Moos - Shredding up front		\$0.00
Bexar CAD - Budget Levy 1st Qtr 2026		\$253.00
OFFICE - Sage Software * Received \$418 Refund		\$35.38
		*Reimb - Printer Ink
TOTAL EXPENSES FOR THIS PERIOD:		\$13,588.90
REVENUES MINUS EXPENSES THIS PERIOD		(\$595.63)

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 REPORT OF OPERATIONS
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
 12/10/25

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	\$14,768.09	Transferred 11/18/2025
13. TEX POOL DEBT SERVICE TO BANK OF NEW YORK		\$0.00	Tex Pool should have thi
TOTAL AMOUNT OF TRANSFERS		\$14,768.09	

DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures \$0.00

TAX COLLECTIONS
DISTRIBUTION

DEPOSITS:

\$0.00

DATE: 11/4/25 SEPTEMBER 2025 Tax Collections

RECEIVED:

	TAX	P&I	ATT FEE	OTHER	TOTAL COLLECTIONS	LESS ATTORNEY FEE	BALANCE	REFUNDS/TAX ASSESSOR FEE	BALANCE
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	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
Y2020	(\$2,052.16)	\$0.00	\$0.00		(\$2,052.16)	\$0.00	(\$2,052.16)		(\$2,052.16)
Y2021	(\$2,070.60)	\$0.00	\$0.00		(\$2,070.60)	\$0.00	(\$2,070.60)		(\$2,070.60)
Y2022	(\$1,959.51)	\$0.00	\$0.00		(\$1,959.51)	\$0.00	(\$1,959.51)		(\$1,959.51)
Y2023	(\$1,242.46)	\$78.04	\$64.94		(\$1,099.48)	\$64.94	(\$1,034.54)		(\$1,034.54)
Y2024	(\$982.22)	\$9.21	\$0.00		(\$973.01)	\$0.00	(\$973.01)		(\$973.01)
TOTAL	(\$8,306.95)	\$87.25	\$64.94	\$0.00	(\$8,154.76)	\$64.94	(\$8,089.82)	\$0.00	(\$8,089.82)

YEAR	MAINT. TAX	P&I	ATT FEE	FEE/REFUND	D S TAX	P&I	ATT FEE	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	(\$1,548.77)	\$0.00	\$0.00	\$0.00	(\$503.39)	\$0.00	\$0.00	\$0.00	(\$2,052.16)
Y2021	(\$1,557.92)	\$0.00	\$0.00	\$0.00	(\$512.68)	\$0.00	\$0.00	\$0.00	(\$2,070.60)
Y2022	(\$1,428.87)	\$0.00	\$0.00	\$0.00	(\$530.64)	\$0.00	\$0.00	\$0.00	(\$1,959.51)
Y2023	(\$1,242.46)	\$78.04	\$64.94	\$64.94	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,034.54)
Y2024	(\$982.22)	\$9.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$973.01)
TOTAL	(\$6,760.24)	\$87.25	\$64.94	\$64.94	(\$1,546.71)	\$0.00	\$0.00	\$0.00	(\$8,089.82)

TOTAL AMT DUE	TOTAL AMT
GOF (\$6,608.05)	DUE DSF (\$1,546.71)
LESS:	LESS:
ATTORNEY FEE \$0.00	ATTORNEY FEE \$0.00
LESS:	LESS:
TAX ASSESSOR FEE	TAX ASSESSOR FEE
LESS:	LESS:
REFUNDS/REVERALS	REFUNDS/REVERALS
AMT FOR	AMT FOR
GOF DEPOSIT: (\$6,608.05)	DSF DEPOSIT: (\$1,546.71)
	TOTAL (\$8,154.76)

III. NEW BUSINESS:

A. Discussion and Possible Action Regarding Tennis/Pickleball Courts

Director Berbiglia presented a proposal for tennis courts repairs, which included three possible choices. He described in detail what type of labor and materials each choice entails as well as the costs.

A discussion was held on the merits of each option regarding how much life each would give the courts.

Director Hall proposed that temporary repairs be made while the Board works on selecting the best course of action and on obtaining bids. There was a consensus that the courts still have at least one year before repairs need to be made and this item will be revisited at a future meeting.

President Hooti thanked Director Berbiglia for all his research and work on this project.

B. Discussion and Possible Action Regarding Walking Trails/Signs

A resident complained to President Hooti about people using motorized vehicles on the District hiking trails. As a first measure to prevent the behavior, President Hooti proposed that clear signs be posted where people enter the trails to inform them that they are not allowed to use motorized vehicles on the District's property.

President Hooti announced that the Board would now recess the open meeting at 7:23 and the Board would convene in executive session the Executive Session.

IV. EXECUTIVE SESSION:

A. EXECUTIVE SESSION. The Regular Session of the December 10, 2025 Regular Board Meeting is hereby recessed to hold an Executive Session and discuss matters pursuant to Section 551.074 of the Texas Open Meetings Act to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

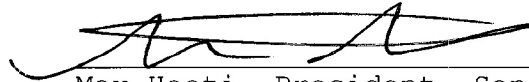
A discussion was held regarding the performance of the District's bookkeeper.

The executive session is concluded at 7:25.

B. RECONVENE REGULAR SESSION. The Regular Session of the Regular Board Meeting of December 10, 2025 is hereby reconvened at 7:25.

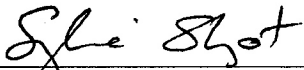
Vice-president Shurgot motioned that the board approve an \$800 bonus for the bookkeeper; Director Berbiglia seconded the motion, which passed by unanimous vote of the directors present.

Director Berbiglia motioned that the meeting be adjourned. Vice-president Shurgot seconded the motion which passed by unanimous vote of the directors present. The meeting was adjourned at 7:27.



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

ATTEST:



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

(seal)