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-with:

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

John Bartholomae 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.
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.
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

**DEPOSITS:**  
- 1/6/2021: $188,634.46  
- 2/1/2021: $5,256.54

**DATE:** 2/10/2021

**December 2020 Tax Collections**

**TOTAL:** $193,885.00

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**TOTAL:** $193,866.75

**TOTAL AMT DUE:** $146,317.48

**LESS:**
- ATTORNEY FEE: $0.00
- TAX ASSESSOR FEE: $0.00

**TOTAL AMT DUE:** $193,885.00

**DUE DSF:** $47,567.52

**TOTAL:** $193,885.00

**DUE DEPOSITS:** $47,567.52

**TOTAL:** $193,885.00

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**DUE DEPOSITS:** $47,567.52

**TOTAL:** $193,885.00
SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1
REPORT OF OPERATIONS
2/10/2021

REVENUES

Collections this period (Maint. Tax) 12/21 $146,317.48

Miscellaneous Revenue:

TOTAL REVENUE THIS PERIOD $146,317.48

EXPENSES

Auditing $6,887.37
Waste Management $4,528.70
AT & T Mobility $65.68
AT & T U-Verse $79.93
CITY PUBLIC SERVICE:
# 2096723016 SA MUD OFFICE $61.93
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 $0.00
LEGAL FEES $0.00
INSURANCE $0.00
OFFICE MANAGER $1,770.96  **
PETTY CASH $41.57
MISCELLANEOUS:
City Public Service - Street Light $22.94
IRS Payroll Deposit January 2021 $450.40
Darla Harlos - Office Cleaning - February 2021 $100.00

TOTAL EXPENSES FOR THIS PERIOD: $14,044.12
REVENUES MINUS EXPENSES THIS PERIOD $132,273.36
NOTES:
** Previously Paid
*** Pending Invoice
**** Previously Approved

**TAX CLEARING AND FUND TRANSFERS:**

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<td>10. TEX POOL DEBT SERVICE</td>
<td>FROST DEBT SERVICE</td>
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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
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.
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.
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:

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<th>Amount in Dollars($)</th>
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<tr>
<td>Principal</td>
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<tr>
<td>Interest</td>
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<td>$32,175.00</td>
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<td>Total Amount Due</td>
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<td>$77,175.00</td>
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*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.
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 feedback 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.
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
Fwd: Material estimated Cost

David Echevarria
Wed 2/10/2021 1:42 PM
To: nestorq@hrautomotors.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
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)