

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

OCTOBER 9, 2024

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 6:32 p.m., at 16450 Wildlake Blvd, Helotes, Texas 78023, on the 9th day of October 2024, with the following members present to wit:

Max Hooti, President
Sylvie Shurgot, Vice-President
Charles Lindsey, Secretary,
Dale Ferguson, Assistant Secretary

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Executive Administrator, Bob Kuhn, John Bartholmae, Ruben & Carol Frausto, Dan Gonzales, Craig Lauderdale, Jenn Sones, Chris Miles, Chris & Lett Lauderdale, Al Damiani, John and Kathy Masters, Zulema Fuentes-Real, Tammy Ford, 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 three minutes.

Freelance journalist and Helotes city council member Jen Sones read the questions she had emailed to Debra for President Hooti to answer. President Hooti asked who her point of contact was for her to come to our meeting. Ms. Sones didn't answer the question and insisted on reading the questions she had emailed.

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After reading her questions, Ms. Sones answered President Hooti's question saying that she had been contacted by Cynthia Massey of the Helotes Historical Society to investigate possible violations of the OMA.

Craig Lauderdale responded to the journalist saying we're all here because all of San Antonio Ranch was tired of all the mystery with the MUD. This (the journalist's presence) seems to have been brought on by a former board member in an attempt to show that this board is incapable of operating in a transparent manner. In fact, this board was put in place to entirely combat what was going on with the MUD's previous board, which was secrecy, behind the door meetings, decisions made behind the door, unilateral decisions, this new board was put on here to clean that up.

Tammy Ford stated that she is trying to find the correlation between the journalist/Helotes City Council member being at the meeting when we have nothing to do with the City of Helotes and to ask personal questions about Max's property when in fact, we are all property owners, several residents own multiple lots and that doesn't seem to matter to the journalist, she's singling out one person. As far as this board being capable, this is a new board that is replacing the old board.

Craig Lauderdale responded to Tammy Ford asking how long Max has served on the board, President Hooti stated 6 years. Craig Lauderdale continued, this is a time when we're transitioning from a very problematic situation we had with the previous board to a more predictable, open and accommodating situation for the future for all of our residents.

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Al Damiani commented that this whole situation is sour grapes; former president Bob Kuhn was beaten in the election, didn't even come close, and Chris Lauderdale was voted onto the board as a director, not as president. The board members chose him to be president and when he was ineffective, removed him as the president but he was still a director. He chose to walk away from his position as a board member, from what the voters of this community asked him to do and that was to serve on the board. He didn't get his way, and he walked away. The current board is doing a great job and finally after several weeks under Max Hooti's guidance this board is finally functioning.

Zulema Fuentes Real asked if there were problems before with the old board, why didn't anyone show up to the meetings and speak up? Why weren't these things brought to light? Why is it that all of a sudden, we have all these problems with the previous board?

Carol Frausto stated that the people have spoken through the vote, the votes were so clear that the SAR community wanted a new board and there was a cry for transparency. Our community has been very happy with this board, with the responses the board has given and with the level of transparency. She's appalled at Cynthia Massey's request and doesn't understand what her interest is in SAR. She doesn't know if Cynthia Massey's working behind the scenes with Helotes because she's wanting a little private annex. SAR has clearly stated that we do not want to be annexed to Helotes. She doesn't understand what Massey is up to, it is concerned, and the residents of SAR need to know that she's up to something.

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Jen Sones stated that Cynthia Massey contacted her because there are concerns that this board is violating the TOMA. Cynthia Massey's no longer on city council.

Craig asked if she specifically said what the violations were.

Jen Sones answered no but said that she has evidence in the recordings of earlier meetings.

Jen Sones continued to insist on meeting with President Hooti alone and interviewing him. President Hooti stated that she's welcome to speak with the board. Ms. Sones doesn't not want to do that; she wants to interview with the President alone.

President Hooti told Ms. Sones that there are years of records and there may have been violations in those years. But there's no story here, this board is all about transparency and this is why I don't want to talk to you one on one. We're all a team, we're changing the culture that was in the past for 30 years that needed to be changed. If you wanted a big story, you should have been here a long time ago. We're going to do our job, which is to pay the bond, keep the taxes low, and ensure that our responsibilities to our community are going to be met.

Craig Lauderdale asked to look into the lack of MUD elections in the past years.

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Al Damiani stated that, in his opinion, Bob Kuhn made sure that the announcements of election wasn't made openly, being buried several pages into the website, placing the notice in a publication that wasn't widely circulated. Bob's hope for this election was that nobody would know about it, and nobody would run so he could appoint whomever he wanted to. Those are clear violations.

Craig Lauderdale, in answer to Zulema's question, says that the reason I didn't say anything in the past was because he wanted to trust the previous MUD board but when he found out it was impossible to do, he had to change his tune.

Tammy Ford said there's nothing wrong with approaching the board, but to single out one landowner - there's no justification for that because several people own multiple parcels of land and it seems like President Hooti is being targeted.

Jen Sones stated that she was trying to get answers but never heard back, that's why she's attending the meeting. She would like to get answers but doesn't want to hijack the meeting.

President Hooti tells Ms. Sones she's welcome at the meeting but that the board has work to do.

Craig Lauderdale said that this is important. This group of people is the best that we've had, both MUD and the HOA boards. Those are a group of people at their healthiest, interested in the betterment of the community, and that's pretty clear to everybody who's in this room.

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Carol Frausto stated that it's very disconcerting that we have outsiders trying to sabotage the MUD board. What's Helotes' interest in SAR? Our community doesn't want to have anything to do with that. Carol is very disappointed.

President Hooti told Ms. Sones that she was misled. He won't speak with her one on one; it's not about him.

Director Shurgot told Ms. Sones that her questions are going to be answered in the meeting.

Al Damiani stated that President Hooti should agree to the interview but do so in the presence of an attorney because there's potential criminal violations. Al did state that he doesn't believe that the board committed any criminal violations.

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II. CONSENT AGENDA:

**1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETINGS HELD
SEPTEMBER 11, 2024**

Director Ferguson moved that the minutes of the meeting held September 11, 2024, be approved as presented. Director Lindsey seconded the motion, which passed unanimously by the Directors present.

2. REPORT CONCERNING AUGUST 2024 TAX COLLECTIONS

Director Lindsey moved that the Tax Collection Reports for August 2024 be approved as submitted. Director Ferguson seconded the motion, which passed unanimously by the Directors present.

**3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS
INCURRED AND AUTHORIZATION OF EXPENDITURES**

Director Lindsey moved that the Report of Operations be approved as submitted. Director Lindsey seconded the motion, which passed by unanimous vote of the Directors present. Director Shurgot volunteered to make the necessary transfers this month.

That Consent Agenda thus approved is as follows:

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

SEPTEMBER 11, 2024

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 6:32 p.m., at 16450 Wildlake Blvd, Helotes, Texas 78023, on the 11th day of September 2024, with the following members present to wit:

Max Hooti, President
Sylvie, Vice-President
Charles Lindsey, Secretary,
Dale Ferguson, Assistant Secretary

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Executive Administrator, Bob Kuhn, John Bartholmae, Craig Hall, John and Kathy Masters, Zulema Fuentes-Real, Tammy Ford, Trey and Maria Fernandez, 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 three minutes.

Bob Kuhn expresses his concern about the action taken by the Board at the last regular meeting of the Board. The Board thanked him for his concern and stated that there is no need for concern.

John Masters recognized that there are only four Board members and questioned if the Board could Function with only four members. The Board assured him that the Board can function with only

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four members. The Board also stated that they would be looking into how to proceed forward, with it being so close to the last election.

President Hooti reminded the audience that the Board has reduced the current year taxes to just .2000 and that this had never been done in MUD history and that progress is being made.

He stated that the Board would entertain anyone who would like to serve on the Board. Bob Kuhn and Tammy Ford expressed their interest in serving on the Board. Debra Conkle stated that they could send their resume via mail or email.

II. CONSENT AGENDA:

**1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETINGS HELD
JULY 10, 2024, AUGUST 14, 2024, AND AUGUST 22, 2024**

Director Lindsey moved that the minutes of these meetings be approved as presented. Director Shurgot seconded the motion, which passed unanimously by the Directors present.

2. REPORT CONCERNING JUNE AND JULY 2024 TAX COLLECTIONS

Director Lindsey moved that the Tax Collection Reports for June and July be approved as submitted. Director Ferguson seconded the motion, which passed unanimously by the Directors present.

**3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS
INCURRED AND AUTHORIZATION OF EXPENDITURES**

At this time Debra Conkle stated that President Hooti had requested that she include the latest legal bill and their associated fee schedule for the Boards information.

Debra Conkle also reminded the Board of the transfers that needed to be corrected from February 2024.

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President Hooti stated that he felt each board member should participate in the transfer procedure. These transfers would be made between the accounts at Tex Pool and Frost Bank.

Director Ferguson volunteered to make the transfers for this month and moved that the Report of Operations be approved as submitted. Director Lindsey seconded the motion, which passed by unanimous vote of the Directors present.

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III. STATUS REPORTS

III. (A.) DISCUSSION REGARDING MAINTENANCE AND APPEARANCE OF DISTRICT PROPERTY

1. PROPERTY MAINTENANCE/FRONT SHREDDING

President Hooti asked when the shredding was done last and noted that the mowing by the HOA and the shredding of the front acreage isn't on the same schedule and stated that he would like them to be done at the same time or at least close together. Bob Kuhn stated that Mr. Kempf had been injured and would not be available to shred the front acreage for some time.

III. (A.) DISCUSSION REGARDING MAINTENANCE AND APPEARANCE OF DISTRICT PROPERTY

2. UNLAWFUL DUMPING

3. OVERPASS BRIDGE

There was no discussion or action taken on these items at this time.

III. (B.) DISCUSSION REGARDING BUILDING MAINTENANCE

1. FIRE EXTINGUISHER REPLACEMENT PRESENTED BY CHARLES LINDSEY

Director Lindsey stated that it was more cost effective to have the three fire extinguishers recharged by Longhorn Fire Safety. He stated that they would be back 2 months before the next annual inspection.

III. (C.) BRIEFING REGARDING DISTRICT INSURANCE STATUS

1. TML CYBER SECURITY INSURANCE

Director Ferguson presented the following synopsis of his conversation with Ryan Burns, TML Cybersecurity Risk Manager. After a brief discussion regarding his risk assessment, it was acknowledged that the District's website has none of these vulnerabilities. It was noted that the District just saved \$1000.00 by declining the Cyber Security Insurance.

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III. (D.) DISCUSSION AND POSSIBLE ACTION REGARDING MUD FUTURE

Director Ferguson reminded the Board that this item was added to the agenda due to the "frequently asked Questions" that was brought up by the residents last year. There were no updates to be given at this time.

III. (E.) DISCUSSION AND POSSIBLE ACTION REGARDING REQUESTS FOR USE OF THE MUD BUILDING

Debra Conkle stated that there had been a request to use the building on October 11, however, she had not received any paperwork. She also stated that the Elections Department would be using it on November 5, 2024.

II. (F.) DISCUSSION AND POSSIBLE ACTION REGARDING SAWS SEWER LINE PROJECT ALONG HIGHWAY 16/MUD BUILDING PARKING LOT RESEAL

President Hooti informed the Board that he had spoken with Robert and the project would go into mid-October. President Hooti stated that he also requested that they consider covering the cost of the parking lot reseal since it was their trucks that had caused much of the damage. They did say No but President Hooti said that he will ask them again.

II. (G.) DISCUSSION AND POSSIBLE ACTION REGARDING CONSERVATION EASEMENT STATUS AND PROGRESS BY BOB KUHN

Director Shurgot stated that she had been in contact with the Conservancy and the surveys are in and ready for final approval from the San Antonio City Council but she is not sure about the time line.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

IV. (A.) DISCUSSION AND NECESSARY ACTION REGARDING ACCEPTANCE OF LETTER OF RESIGNATION FROM CHRIS LAUDERDALE

Debra Conkle presented the following Letter of Resignation from Chris Lauderdale. Director Lindsey moved that the Board accept

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the Letter of Resignation as presented. Director Shurgot seconded the motion and Director Ferguson abstained. The motion passed by majority vote of the Directors present.

That Letter of Resignation is as follows:

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**IV. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF
2024 AUDIT ENGAGEMENT LETTER**

Debra Conkle presented the following 2024 Audit Engagement Letter from Haynie & Company.

Director Ferguson moved that the Board approve the 2024 Audit Engagement Letter as presented. Director Shurgot seconded the motion, which passed by unanimous vote of the Directors present.

That 2024 Audit Engagement Letter thus approved is as follows:

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IV. (C.) CONDUCT PUBLIC HEARING REGARDING 2024 TAX RATE

President Hooti opened the public hearing at 7:12pm. Debra Conkle stated that in accordance with the publication on August 30, 2024, the Board anticipated setting the Debt Service tax rate at .0000 and the Operations and Maintenance tax rate at .2000. For a total tax rate of \$.2000 per \$100.00 of valuation.

She then asked if any of the people in attendance had any questions or comments regarding the proposed tax rate.

There was a question regarding where the notice was published. Debra Conkle stated that the District always uses The Echo for its publications.

There were no other questions or comments at the time. President Hooti closed the public hearing at 7:17 pm.

IV. (D.) 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 CONNECTIONS THEREWITH

Debra Conkle presented the following 2024 Tax Rate Order Setting the Debt service Tax Rate at .0000 and the Operations and Maintenance Tax Rate at .2000 for a total tax rate of .2000 for the Board's approval. Director Ferguson moved that the Board approve the 2024 Tax Rate Order as presented. Director Lindsey seconded the motion, which passed by unanimous vote of the Directors present.

That Order Setting the 2024 Tax Rates thus approved is as follows:

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President Hooti announced that the Board would enter into Executive Session at 7:29 p.m.

- A. **EXECUTIVE SESSION.** The Regular Session of the September 11, 2024, 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.

President Hooti announced that the Board would now:

- B. **RECONVENE REGULAR SESSION.** The Regular Session of the Regular Board Meeting of September 11, 2024, is hereby reconvened at 8:31 p.m.

IV. (E.) DISCUSSION AND ACTION REGARDING APPROVAL OF 2024/2025 OPERATIONS AND MAINTENANCE BUDGET

Debra Conkle submitted the following draft 2024/2025 Operations and Maintenance budget for the Board's review. Director Ferguson moved that the Board accept the 2024/2025 Budget as presented. Director Lindsey seconded the motion, which passed by unanimous vote of the Directors present.

That 2024/2025 Operations and Maintenance Budget thus approved is as follows:

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IV. (F.) DISCUSSION AND ACTION REGARDING AMENDMENT TO DISTRICT INFORMATION FORM

Debra Conkle presented the following Amendment to District Information Form for the Board's approval. Director Shurgot expressed her concern about the paragraph on page 2 regarding annexation without notice and informed the board that this law had been changed and that she felt this paragraph should be removed from the District Information Form.

Director Ferguson stated that he was willing to strike the paragraph and approve the District Information Form without it. Director Lindsey seconded the motion, which passed unanimously by the Directors present.

That Amendment to District Information Form thus approved is as follows:

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There being no further business, the meeting was adjourned at
8:41 p.m.

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

ATTEST:

Charles Lindsey, Secretary
San Antonio Municipal Utility District No. 1

(seal)

TAX COLLECTIONS
DISTRIBUTION

DEPOSITS:

10/4/2024

\$5,037.52

DATE: 10/9/2024 August 2024 Tax Collections

RECEIVED:

\$5,037.52

	TAX	P&I	ATT FEE	OTHER	TOTAL COLLECTIONS	LESS ATTORNEY FEE	BALANCE	REFUNDS/TAX ASSESSOR FEE	BALANCE	REMITTED
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	\$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	\$1,690.24	\$523.05	\$442.65		\$2,655.94	(\$442.65)	\$2,213.29		\$2,213.29	
Y2023	\$2,464.62	\$359.61	\$434.31		\$3,258.54	(\$434.31)	\$2,824.23		\$2,824.23	
TOTAL	\$4,154.86	\$882.66	\$876.96	\$0.00	\$5,914.48	(\$876.96)	\$5,037.52	\$0.00	\$5,037.52	\$5,037.52

YEAR	MAINT. TAX	P&I	LESS		D S TAX	P&I	LESS		TOTAL
			ATT FEE	FEE/REFUND			ATT FEE	FEE/REFUND	
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	\$1,232.52	\$381.41	\$322.78	(\$322.78)	\$457.72	\$141.64	\$119.87	(\$119.87)	\$2,213.29
Y2023	\$2,464.62	\$359.61	\$434.31	(\$434.31)	\$0.00	\$0.00	\$0.00	\$0.00	\$2,824.23
TOTAL	\$3,697.14	\$741.02	\$757.09	(\$757.09)	\$457.72	\$141.64	\$119.87	(\$119.87)	\$5,037.52
TOTAL AMT DUE									
GOF		\$5,195.25			TOTAL AMT				
					DUE DSF	\$719.23			\$5,914.48
LESS:					LESS:				
ATTORNEY FEE		(\$757.09)			ATTORNEY FEE	(\$119.87)			(\$876.96)
LESS:					LESS:				
TAX ASSESSOR FEE					TAX ASSESSOR FEE				\$0.00
LESS:					LESS:				
REFUNDS/REVERSALS					REFUNDS/REVERSALS				\$0.00
AMT FOR					AMT FOR				
GOF DEPOSIT:		\$4,438.16			DSF DEPOSIT:	\$599.36	TOTAL		\$5,037.52
CARRY OVER		\$14,652.42			CARRY OVER	(\$189.31)			
TOTAL TO TRANS		\$19,090.58			TOTAL TO TRANS	\$410.05			
TOTAL AVAIL TO TRANS		\$7,632.48			TOTAL TO TRANS	\$410.05			

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1
 REPORT OF OPERATIONS
 10/9/2024**

REVENUES

Collections this period (Maint. Tax)	6/24	\$7,632.48 ***
	7/24	\$7,019.94
	8/24	\$4,438.16

Miscellaneous Revenue:

TOTAL REVENUE THIS PERIOD **\$14,652.42**

EXPENSES

Auditing		
Waste Connections - October 2024		\$5,170.00
AT & T Mobility		\$66.80
AT & T U-Verse		\$118.28
CITY PUBLIC SERVICE:		
# 2096723016 SA MUD OFFICE		\$129.83
SAN ANTONIO WATER SYSTEMS:		
# 0514993248891 SA MUD OFFICE		\$28.26
DIRECTORS FEES:		
M. HOOTI		
S. SHURGOT		
C. LINDSEY		
D. FERGUSON		

PROPERTY MAINTENANCE WAYNE MOOS SHREDDING **\$500.00**

LEGAL FEES

INSURANCE **\$4,573.66**

EXECUTIVE ADMINISTRATOR NOVEMBER 2024 **\$2,428.02** **

PETTY CASH

MISCELLANEOUS:

City Public Service - Street Light	\$25.39
IRS Payroll Deposit SEPT 2024	\$568.38
Sage Accounting 2025	\$1,043.00
Chris Lauderdale - Reimb Robert's Rules of Order Course	\$400.00
Sylvie Shurgot - Reimb Recording Dist Info Form	\$45.00
Thompson West - Tx Water Codes Annotated	\$138.00

TOTAL EXPENSES FOR THIS PERIOD: **\$15,234.62**

REVENUES MINUS EXPENSES THIS PERIOD **(\$582.20)**

PAGE 2
 REPORT OF OPERATIONS
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
 10/9/2024

NOTES:

** Paid on the 1st of the month

*** Amount available to transfer

TAX CLEARING AND FUND TRANSFERS:

FROM	TO		AMOUNT
1. FROST CLEARING	FROST OPERATING	CHECK	\$7,632.48
2. FROST CLEARING	TEX POOL OPERATING	WIRE	
3. FROST CLEARING	TEX POOL DEBT SERVICE	WIRE	\$410.05
4. TEX POOL OPERATING	FROST OPERATING	WIRE	\$7,600.00
5. FROST CLEARING	TEX POOL CLEARING	WIRE	
5. TEX POOL DEBT SERVICE	TEX POOL CLEARING	WIRE	
6. FROST DEBT SERVICE	TEX POOL DEBT SERVICE	WIRE	
7. TEX POOL CLEARING	TEX POOL OPER	WIRE	
8. TEX POOL CLEARING	TEX POOL DEBT SERVICE	WIRE	
9. FROST OPERATING	TEX POOL OPERATING		
10. TEX POOL DEBT SERVICE	FROST DEBT SERVICE		
TOTAL TAX CLEARING & FUND TRANSFERS			\$15,642.53

DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures

\$0.00

S.A. MUD#1
10-9-2024

III. STATUS REPORTS

III. (A.) DISCUSSION REGARDING MAINTENANCE AND APPEARANCE OF DISTRICT PROPERTY

1. PROPERTY MAINTENANCE/FRONT SHREDDING

Director Linsdey contacted Wayne Moos for the front shredding and was given an estimate of \$500.00. The shredding is scheduled for later in the week. John Bartholomae stated that he would let the Board know when the HOA will be mowing also.

III. (A.) DISCUSSION REGARDING MAINTENANCE AND APPEARANCE OF DISTRICT PROPERTY

2. UNLAWFUL DUMPING

3. OVERPASS BRIDGE

There was no discussion or action taken on these items at this time.

III. (B.) DISCUSSION REGARDING BUILDING MAINTENANCE

Director Lindsey moved that the Board purchase an 8 foot ladder for tasks around the office. Director Ferguson reminded that the the Board members have a \$500 discretionary spending limit.

III. (C.) DISCUSSION AND POSSIBLE ACTION REGARDING TENNIS COURT MAINTENANCE

1. POSSIBLE APPROPRIATION OF FUNDS FOR MAINT/UPGRADES

2. POSSIBLE AMENDMENT TO TENNIS COURT RULES

The following correspondence was presented to the Board for consideration. Max informed the Board that Jim Berbiglia has been taking care of the tennis courts for years. Max further stated that he had an opportunity to look at the courts and there is a 20 foot fence covering a masonry façade. The sign on the tennis courts needs to be updated to include pickle ball. After a brief discussion, it was the consensus of the Board to remove the fence and work on wording for the sign and collectively put in wording and edit as necessary.

From: James Berbiglia berbigliaj@icloud.com
Date: Aug 9, 2024 at 9:51:48 PM
To: James Berbiglia berbigliaj@aol.com

PROPOSED RULES FOR THE MUD#1 SAR COURTS

1. This is a private tennis court for the exclusive use of residents of San Antonio Ranch. Residents may invite 3 guests but must be present with guests at all times.
2. The courts are for tennis and pickleball ONLY, not for use as a playground. No bikes, trikes, skateboards, skates, etc, allowed.
3. No alcohol beverages or glass bottles or food allowed on courts.
4. Non-marking tennis shoes are required for players.
5. For tennis or pickleball equipment or lessons or to join an early morning tennis or pickleball team, call Jim Berbiglia 210-643-8369.
6. Courts and parking lot are open dawn to dusk.
7. Reserved Invitational tennis 8:00-10:00 Wednesdays and Fridays, with one court open for tennis or pickleball.
8. Reserved Invitational pickleball 9:00-11:00 Tuesdays and Saturdays, with one court open for tennis.

Sent from my iPhone

2024 Tennis/Pickleball Courts Report

I have taken care of the MUD #1 San Antonio Ranch Courts continuously since 1989, cleaning the courts before games (daily), removing leaves and dirt trapped by the fences, cleaning graffiti and trash, keeping mildew under control, adjusting nets regularly, repairing nets as needed, cutting the grass, watering and caring for the trees, etc.

In 1989, my wife insisted that we repair the broken and unusable tennis court. We donated \$3,500 to repair one court, then the board donated \$3,500 to repair the other court. Since then, I have supervised the repair and resurfacing of both courts 4 more times, adding pickleball courts the last time. The Board approved the last resurfacing with a note that \$500 would be set aside for power washing to extend the time between resurfacing, which had increased to \$13,500.00.

I am requesting the Board to approve the power washing this Fall that you agreed to at the last resurfacing. We are overdue, and the mold and mildew are taking over the second court and beginning to affect the first court. Jeff Carey says the least expensive power washing these days is \$1,000.00, because we have no electricity and no water in the court area; but he will do it for us for \$800 for both courts or \$500 for only the second court. He is available about the end of September and will use his truck, generator and hoses.

I have repaired the nets, which are over 5 years old and have been out in the weather the whole time. I swapped out the nets, putting the best one on court one and repairing the stitching. I also arranged to get used pickleball nets and steel frames without cost from a friend, but the string nets need to be replaced soon at \$50 each. A new sign listing the rules for the courts should be made with updated, more concise rules.

One of my friends, Ricardo Blanco, donated a large storage shed for the MUD for use at the courts at no cost to us (valued at \$3,540.00).

Courts are still in good shape for the next two or three years, but the Board should plan for expensive resurfacing within the next 5 years (approximately \$20,000 due to doubling of slurry and paint cost).

I have advertised for volunteers to help at the courts, since I am now 90 years old. Volunteers would work on specific tasks on their own time and convenience. I have a list of tasks from which to choose. I wish to continue managing the courts and enjoying teaching tennis and pickleball.

James C. Berbiglia

Motions for September meeting:

1. Approve \$800 for power washing.
2. Approve future purchase of 2 string nets (\$100).
3. Approve an account for resurfacing of the court, adding \$4,000 each year to pay approximately \$20,000.

S.A. MUD#1
10-9-2024

III. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS

Director Ferguson stated that there was nothing to report on insurance at this time.

III. (E.) DISCUSSION AND POSSIBLE ACTION REGARDING MUD FUTURE

There were no updates to be given at this time.

III. (F.) DISCUSSION AND POSSIBLE ACTION REGARDING REQUESTS FOR USE OF THE MUD BUILDING

Debra Conkle stated that the Elections Department would be using the building on November 5, 2024.

III. (G.) DISCUSSION AND POSSIBLE ACTION REGARDING SAWS SEWER LINE PROJECT ALONG HIGHWAY 16/MUD BUILDING PARKING LOT RESEAL

President Hooti informed the Board that he had spoken with the supervisor of the SAWS project and they will not pay for the MUD Building parking lot reseal. Debra Conkle reminded the Board that the reseal project had already been bid and approved.

III. (H.) DISCUSSION AND POSSIBLE ACTION REGARDING CONSERVATION EASEMENT STATUS AND PROGRESS BY SYLVIE SHURGOT

Director Shurgot stated that a draft environmental report was available. City Council will be voting on this in late November or early December and should close before the end of the year.

Director Ferguson stated that it would be nice to have a map of the conservation easements. Debra Conkle stated that Bob Kuhn has a map and it waiting for some framing material.

IV. UNFINISHED BUSINESS

IV. (A.) DISCUSSION AND POSSIBLE ACTION REGARDING INVITING/ZOOM MEETING WITH GENERAL COUNSEL FOR DISCUSSION OF OPEN MEETINGS ACT QUESTIONS

President Hooti stated that the Board needed to find the time that all board members can meet with him.

S.A. MUD#1
10-9-2024

V. NEW BUSINESS

**V. (A.) DISCUSSION AND POSSIBLE ACTION REGARDING CHANGING THE
REGULAR MEETINGS FROM EVERY MONTH TO EVERY OTHER MONTH**

President Hooti stated that a discussion needs to be held regarding reducing the number of meetings per year.

Director Shurgot stated that the original Board only met every other month.

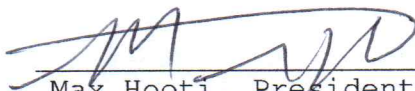
Debra Conkle stated that monthly meetings have been occurring for the last 43 years.

Director Lindsey stated that all the bills would still need to be paid on time and the bonds will still need to be paid and special meetings could be held when needed.

Director Ferguson stated that the By Laws needed to be refreshed.

It was the consensus of the Board that this would need to be reviewed by general counsel.


There being no further business, the meeting was adjourned at 7:28 p.m.



Max Hooti, President

San Antonio Municipal Utility District No. 1

ATTEST:



Charles Lindsey, Secretary

San Antonio Municipal Utility District No. 1