

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

NOVEMBER 13, 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 13th day of November 2024, with the following members present to wit:

Max Hooti, President
Sylvie Shurgot, Vice-President
Charles Lindsey, Secretary

and Dale Ferguson absent, thus constituting a quorum. Also present were Debra Conkle, Executive Administrator, Bob Kuhn, John Bartholmae, Craig Lauderdale, Chris & Lett Lauderdale, Al Damiani, Kathy Masters, Bill Bryd, Charles and Rose Meade, Ty Matthews, Craig Hall, Jim Berbiglia, Maria and Trey Fernandez, Julie Zapata 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.

President Hooti thanked Ty Matthews for the asphalt project in the PUD area.

Someone mentioned that the entrance of the subdivision looks nice.

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Maria Fernandez thanked the Veterans in attendance for their service. She also thanked Jim Berbiglia and John Bartholomae for the Flags at the entrance.

Bill Byrd questioned the sprinkler system along the entrance on Ranch Parkway. Ty Matthews, HOA president informed him that they were on a drip system.

II. CONSENT AGENDA:

**1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETINGS HELD
OCTOBER 9, 2024**

Director Shurgot 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 SEPTEMBER 2024 TAX COLLECTIONS

Director Lindsey moved that the Tax Collection Reports for August 2024 be approved as submitted. Director Shurgot 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 Shurgot 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 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, 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:

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.

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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.

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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

TAX COLLECTIONS
DISTRIBUTION

DEPOSITS:

10/24/2024

\$360.27

DATE: 11/13/2024

September 2024 Tax Collections

\$360.27

RECEIVED:	TAX	PEI	ATTY 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	\$222.79	\$65.79	\$55.08		\$343.66	(\$55.08)	\$288.58		\$288.58	
Y2023	\$64.49	\$7.20	\$1.18		\$72.87	(\$1.18)	\$71.69		\$71.69	
TOTAL	\$287.28	\$72.99	\$56.26	\$0.00	\$416.53	(\$56.26)	\$360.27	\$0.00	\$360.27	\$360.27

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1
 REPORT OF OPERATIONS
 11/13/2024**

REVENUES

Collections this period (Maint. Tax)	7/24	\$7,019.94	***
	8/24	\$4,438.16	
	9/24	\$282.13	

Miscellaneous Revenue:

TOTAL REVENUE THIS PERIOD **\$11,740.23**

EXPENSES

Auditing	\$331.25
Waste Connections - October 2024	\$5,170.00
AT & T Mobility	\$67.02
AT & T U-Verse	\$118.28
CITY PUBLIC SERVICE:	
# 2096723016 SA MUD OFFICE	\$86.49
SAN ANTONIO WATER SYSTEMS:	
# 0514993248891 SA MUD OFFICE	\$36.84
DIRECTORS FEES:	
M. HOOTI	
S. SHURGOT	
C. LINDSEY	
D. FERGUSON	

PROPERTY MAINTENANCE

LEGAL FEES

INSURANCE

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

PETTY CASH

MISCELLANEOUS:

City Public Service - Street Light	\$27.60	
IRS Payroll Deposit OCT 2024	\$568.38	
Max Hooti - Reimbursement for Door Handle	\$59.98	
Chris Lauderdale - Reimb Robert's Rules of Order Course	\$397.00	****

TOTAL EXPENSES FOR THIS PERIOD: **\$9,290.86**

REVENUES MINUS EXPENSES THIS PERIOD **\$2,449.37**

**PAGE 2
 REPORT OF OPERATIONS
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
 11/13/2024**

NOTES:

**** Paid on the 1st of the month**

***** Amount available to transfer**

****** Adjusted amount to reflect invoice**

TAX CLEARING AND FUND TRANSFERS:

FROM	TO		AMOUNT
1. FROST CLEARING	FROST OPERATING	CHECK	\$11,740.23
2. FROST CLEARING	TEX POOL OPERATING	WIRE	
3. FROST CLEARING	TEX POOL DEBT SERVICE	WIRE	\$78.14
4. TEX POOL OPERATING	FROST OPERATING	WIRE	
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			\$11,818.37

DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures	\$0.00
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S.A. MUD#1
11-13-2024

III. STATUS REPORTS

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

1. **PROPERTY MAINTENANCE/FRONT SHREDDING**
2. **UNLAWFUL DUMPING**

There was no new information to report on these items at this time.

III. (B.) DISCUSSION REGARDING BUILDING MAINTENANCE

Debra Conkle stated that the building needed to be cleaned and that the Board should look for someone who could do that. Someone in the audience mentioned that Maria Fernandez might be interested.

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

1. **POSSIBLE AMENDMENT TO TENNIS COURT RULES**

President Hooti reminded the Board that Jim Berbiglia has been taking care of the tennis courts for years but now the current rules are outdated. After a brief discussion, it was the consensus of the Board that funds be appropriated and the rule signs be replaced.

Bill Bryd stated that the subdivision needs a dog park, he has been using the tennis courts to train his dog. He further stated that it would be hard for the Board to enforce the rules.

Someone in the audience stated that there still needs to be a place for kids to ride their bicycles.

III. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS

There was no new information to report on insurance at this time.

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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

Director Shurgot stated that the HOA would be using it on 12/21 for a Christmas party and on 2/8/25. Debra Conkle reminded them to be aware of the occupancy level.

III. (G.) DISCUSSION AND POSSIBLE ACTION REGARDING SAWS SEWER LINE PROJECT ALONG HIGHWAY 16

President Hooti informed the Board that the project is done with the gravitational sewer line. They promised to leave the area better than when they started, however, there is now a barbed wire fence and not the tubing fence or large decorative rocks. He further stated that they did work on the emergency road and they have stated that they spent too much money and can't make anymore Improvements. He did state that he was still having conversations with SAWS regarding this matter.

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

Director Shurgot stated that the San Antonio City Council will approve this at their 12/5/24 meeting. Closing will occur after the first of the new year.

IV. UNFINISHED BUSINESS

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

Director Shurgot stated that the Board would meet with Charles Zech via zoom at 1:00 on December 12.

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11-13-2024

IV. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING CHANGING THE REGULAR MEETINGS FROM EVERY MONTH TO EVERY OTHER MONTH

Director Lindsey expressed his concerns about residents' concerns would not be heard. After a brief discussion, it was the consensus of the Board that this item be tabled until there is a full board.

V. NEW BUSINESS

V. (A.) DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF DIRECTOR TO FILL UNEXPIRED TERM OF OFFICE

Director Shurgot stated that 3 people had expressed interest in serving on the Board. One is Tammy Ford, who has a Masters Degree in Environmental Law and stated that she felt Tammy would be the best candidate. Director Lindsey agreed with Director Shurgot and Director Shurgot moved that the Board appoint Tammy Ford to fill the unexpired term based on her credentials. Director Lindsey seconded the motion, which passed by unanimous vote of the Directors present.

V. (B.) OATH OF OFFICE AND STATEMENT OF APPOINTED DIRECTOR

Debra Conkle stated that Ms. Ford could take the Oath of Office and Statement of Director at the next regular meeting.

V. (C.) DISCUSSION AND POSSIBLE ACTION REGARDING CERTIFICATION OF THE 2024 TAX ROLL

Debra Conkle presented the following information regarding the 2024 Tax Roll for the Boards certification. Director Shurgot moved that the Board certify the 2024 Tax Roll as presented. Director Lindsey seconded the motion, which passed by unanimous vote of the Directors present.

That 2024 Tax Roll thus certified is as follows:



Albert Uresti, MPA, PCAC
Office of the Tax Assessor - Collector

October 24, 2024

Ms. Debra Graves, Office Manager
San Antonio MUD # 1
P.O. Box 696
Helotes, Texas 78023

RE: San Antonio MUD # 1 – 2024 Tax Roll

Dear Ms. Graves:

Enclosed is a summary of values and levies taken from the initial Tax Roll for the San Antonio MUD # 1.

Section 26.09(e) of the State Property Tax Code requires the Tax Roll to be approved by the taxing unit's governing body. Please notify this office in writing, at your earliest convenience, when the tax roll is approved by your governing body.

If you have any questions, please contact Mr. Carlos Gutierrez at 210-335-6600.

Sincerely,

A handwritten signature in green ink, appearing to read "A. Uresti".

Albert Uresti, MPA, PCAC
Tax Assessor-Collector
Bexar County

AU:JAA/sb

Enclosure

A handwritten signature in blue ink, appearing to read "qm" followed by a stylized signature.

2024 CERTIFIED TAX ROLL AS OF OCTOBER 1, 2024

TAX ASSESSMENT ROLLS OF SAN ANTONIO MUD #1 FOR THE YEAR 2024 SHOW THE FOLLOWING SUMMARIES:

ROLL	NUMBER ACCTS	MARKET VALUE	TAXABLE VALUE	FREEZE LOSS	TOTAL LEVY
REAL PROPERTY	399	139,631,149	81,543,930	.00	163,087.87
PERSONAL PROPERTY	12	76,550	50,302	.00	100.61
MOBILE HOME PROPERTY	0	0	0	.00	.00
MINERAL PROPERTY	0	0	0	.00	.00
OTHER PROPERTY	0	0	0	.00	.00
TOTAL	411	139,707,699	81,594,232	.00	163,188.48

RATE OF TAXATION ASSESSMENT RATIO 100%
 TOTAL TAX RATE 00.200000

ALBERT URESTI, MPA, PCAC
 TAX ASSESSOR-COLLECTOR BEXAR COUNTY
 BY:



AY

S.A. MUD#1
11-13-2024

V. (F.) DISCUSSION AND POSSIBLE ACTION REGARDING PROHIBITING THE USE OF MOTORIZED VEHICLES ON MUD OWNED HIKING TRAILS

President Hooti stated that the Board had been informed of a person or persons clearing the hiking trails with chainsaws and using motorized vehicles on the hiking trails, endangering hikers using the trails.

Discussions were held regarding the Boards policing provisions as provided in the Texas Water Code to protect their properties, neighbors and other residents do not appreciate the damage being made to the trails, how will the Board secure these properties. It was the consensus of the Board that a certified letter be sent to the person or persons involved.

V. (G.) DISCUSSION AND POSSIBLE ACTION REGARDING REPAIRS TO THE WOODEN BRIDGE ALONG THE MUD OWNED HIKING TRAILS

Director Lindsey informed the Board that the railing is missing and the wooden boards are wavy and it needs to be repaired. He stated that he estimated maybe \$500 in material and possibly \$1000 with labor and asked Ty Matthews if he might be interested in performing the labor. Ty Matthews agreed to take a look at the bridge.

Director Lindsey stated that one of the signs had been spray painted over and needs to be replaced also. He further stated that he would work on the wording for signs.

S.A. MUD#1
11-13-2024

**V. (D.) DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF AN
EMPLOYMENT AGREEMENT BETWEEN THE DISTRICT AND DEBRA CONKLE**

It was the consensus of the Board to discuss this item in Executive Session.

**V. (E.) DISCUSSION AND POSSIBLE ACTION REGARDING CONTROVERSIAL
FENCE BY SAWS PROJECT**

This topic was discussed earlier in the meeting; however, the District had received the following letter from the City of San Antonio regarding their last inspection of the Conservation Easement.

Director Shurgot stated that she had spoken with Phillip Covington regarding this matter and although he had no major concerns, he did want to be notified when SAWS was finished with the project, so that a follow up inspection could be made.



City of San Antonio
PARKS AND RECREATION DEPARTMENT

Edwards Aquifer Protection Program
5800 Historic Old Highway 90 West
San Antonio, Texas 78227

October 30, 2024

Mr. Max Hooti
San Antonio Municipal Utility District No. 1
P.O. Box 696
Helotes, Texas 78023

Re: 2024 Edwards Aquifer Conservation Easement Monitoring Visit

Dear Mr. Hooti,

This letter is to inform you of the results of the conservation easement site visit that took place on your property on August 9, 2024. The visit confirmed that your property is being managed in general conformity with the terms of the conservation easement. However, there were some observations made during the annual site visit this year regarding the SAWS project.

Observations made included construction-related materials and miscellaneous chemicals are being stored in the No Development Zone (NDZ). Also, there was leakage and soil staining observed from a 5-gallon container of hydraulic fluid that was positioned on its side underneath the tire of an onsite generator. We have communicated with SAWS about these observations to ensure that all materials are properly stored, that any contaminated soil be properly disposed of and that they are aware of the NDZ. Robert Gawlik was the SAWS staff member we contacted, and he advised us that proper remedial action by SAWS would be taken regarding these observations. I have included with this letter an NDZ map for your reference.



2,000 Gallon Liquid Fuel Tank Located in NDZ



Asphalt Emulsion Containers in Material Storage Located in NDZ

TEAMWORK



INTEGRITY



INNOVATION



PROFESSIONALISM



City of San Antonio
PARKS AND RECREATION DEPARTMENT

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San Antonio, Texas 78227



Spilled Hydraulic Fluid in Material Storage Located in NDZ

We would greatly appreciate if you could advise us when SAWS has completed the project but has not completed the restoration work necessary to restore the areas impacted by the project. The map labeled "2024 SA MUD CE Inspection – Overview Map" included with this letter shows the location of some of the observations made this year during the annual site visit and is attached for your reference.

Thank you again for your cooperation and your contribution to the efforts to protect our water resources. We look forward to continuing our work with you in the future. Please contact us if you have any questions or need further information regarding your conservation easement.

Respectfully,

David F. Bernal
City of San Antonio
Edwards Aquifer Protection Program
Ph: 210-207-2810 | Fax: 210-207-8444
David.Bernal@sanantonio.gov

- Attachments: 1. SA MUD No.1 - No Development Zone (NDZ) Map
2. 2024 SA MUD CE Inspection – Overview Map

TEAMWORK






INTEGRITY




INNOVATION

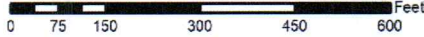


PROFESSIONALISM

-  Four-Acre Building Envelope
-  No Development Zone
-  MUD Property Boundary




 1:3,500 COORDINATE SYSTEM: WGS 1984 UTM ZONE 14N, METER


 0 75 150 300 450 600 Feet

ADAMS
 ENVIRONMENTAL, INC.
EST. 1996

Credits:

2024 SA MUD CE Inspection - Overview Map



Spatial Reference
 PCS: NAD 1983 NSRS2007 Texas
 Centric Mapping System Albers
 GCS: GCS NAD 1983 NSRS2007
 Datum: NAD 1983 NSRS2007
 Projection: Albers
 Imagery Flown: 11-24-2023
 Imagery Source: Nearmap



- Manholes
- ⬠ Material storage
- 2,000-Gallon AST
- ◆ Structures

- Building Envelope
- No Development Zone
- San Antonio MUD Property
- Roads

This map was created for demonstrative use by the Edwards Aquifer Authority (EAA) and not intended for other purposes. This map is to be used as an informational tool only; it is not suitable for projects requiring survey accuracy; data accuracy is not guaranteed.



S.A. MUD#1
11-13-2024

President Hooti announced that the Board would enter into Executive Session at 7:30 p.m.

- A. **EXECUTIVE SESSION.** The Regular Session of the November 13, 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 November 13, 2024, is hereby reconvened at 7:44 p.m.

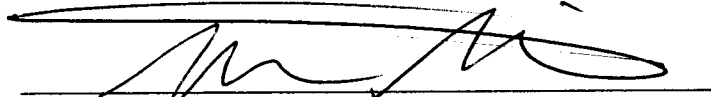
V. (D.) DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF AN EMPLOYMENT AGREEMENT BETWEEN THE DISTRICT AND DEBRA CONKLE

Director Shurgot moved that the Board continue the current contract and salary "as is" until there is a full board. Director Lindsey seconded the motion, which passed by unanimous vote of the Directors present.

Director Shurgot requested that the December agenda include Repair/Repaint Fence along Ranch Parkway.

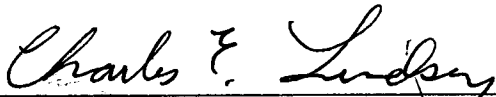
S.A. MUD#1
11-13-2024

There being no further business, the meeting was adjourned at
8:08 p.m.



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

ATTEST:



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

(seal)