

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.

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

JULY 10, 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 6:30 p.m., at 16450 Wildlake Blvd, Helotes, Texas 78023, on the 10th day of July 2024, with the following members present to wit:

Chris Lauderdale, President
Max Hooti, Vice-President
Sylvie Shurgot, Secretary
Charles Lindsey, Director
Dale Ferguson, Director (via Zoom)

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Executive Administrator, Bob Kuhn, Lett Lauderdale, John Bartholmae, Ruben and Carol Frausto, Craig Hall, Larry Wilkinson, Ty Matthews, Dan Gonzales, Al Damiani and Julie Zapata, San Antonio Ranch residents.

President Lauderdale 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.

John Bartholomae stated that there were 3 leaking water valves along the water line down Ranch Parkway toward the entrance sign. The HOA did have them replaced but was told that something heavy may have ran over them and wondered if maybe the shredder may have caused the damage.

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Carol Frausto requested it be noted again how many guests are allowed on the tennis courts.

Ty Matthews stated that the current playground needs more safety cushion and asked if the MUD could provide the materials and the HOA would provide the labor.

Charles Lindsey stated that the MUD has three purviews

1. Bonds
2. Solid Waste Removal
3. MUD property

He also stated that the number of guests allowed on the tennis courts are listed on the tennis court rules sign.

Al Diamani stated that the MUD could also do recreational facilities. President Lauderdale confirmed that, yes, MUD's can provide recreational facilities according to the Texas Water Code but were not listed in this MUD's original creation documents.

Sylvie Shurgot stated that there are trails that she and Jim Berbiglia take care of that bicycles could use.

Bob Kuhn stated that the parking lot below the swimming pool is smooth and large enough to allow for a play area.

Carol Frausto stated that it would not be safe to have a play area next to the parking lot.

Ty Matthews stated that the parking lot could be used seasonally as a play area.

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Carol Frausto stated that there needs to be equity, there are tennis courts for the seniors and there is a playground here at the MUD building for the little children, there needs to be something for the children 8+.

II. CONSENT AGENDA:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETINGS HELD
JUNE 10, 2024**
- 2. REPORT CONCERNING APRIL 2024 TAX COLLECTIONS**
- 3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS
INCURRED AND AUTHORIZATION OF EXPENDITURES**

President Lauderdale reviewed these documents with the audience through the overhead projector.

Director Hooti moved that the Consent Agenda be approved as presented. Director Lindsey seconded the motion, which passed by unanimous vote of the Directors present.

Those items thus approved in the Consent Agenda are as follows:

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III. STATUS REPORTS

III. (A.) MUD BUILDING PARKING LOT RESEAL

It was noted that this project will begin when the SAWS Sewer Project is complete.

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

1. PROPERTY MAINTENANCE

Director Hooti mentioned that residents had approached him regarding rails on the fence along Ranch Parkway that need attention. President Lauderdale stated that one had fallen off and he put it back up. Director Hooti suggested a fresh coat of paint. Directors Hooti and Lindsey agreed that they would take a look at fence.

III. (B.) 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. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

President Lauderdale stated that he had mowed the grass at the MUD Building and questioned who "should" be mowing the grass. A discussion ensued about the current property maintenance contract with the HOA and that maintenance area. Ty Matthews, HOA President stated that the HOA would not pay to have the grass at the MUD building mowed. Director Hooti stated that he would call Maldonado, the current HOA property maintenance contractor, to see how much they would charge the District to mow the grass at the MUD Building and arrange to have it mowed at the time of the HOA mowing.

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III. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

1. FIRE EXTINGUISHER REPLACEMENT

Director Lindsey stated that he had done lots of research but that the fire extinguishers would cost \$60.00 each for replacement and \$10.00 annual inspection and that someone within our organization would need to check them monthly. It was the consensus of the Board that Director Lindsey has the fire extinguishers replaced and services as presented.

III. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

2. AIR CONDITIONING SYSTEM EVALUATION

Director Hooti stated that both units had been serviced and repaired and provided the following detailed documentation as such.

Director Lindsey stated that one of the units is really old and wondered if it shouldn't be replaced. Director Hooti responded that the technician didn't suggest replacement, therefore, doesn't believe replacement is necessary at this time.

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III. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE

3. PEST CONTROL

Director Hooti stated that Vespida Pest Control had performed a routine pest control service and that he had set up quarterly pest control service with them.

President Lauderdale stated that the women's toilet had been leaking and asked that Director Hooti contact a plumber.

III. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS

1. TML CYBER SECURITY INSURANCE

Debra Conkle provided the following correspondence from Texas Municipal League, the District's insurance provider, regarding an increase in the fee for Cyber Security.

After a general discussion, it was noted that the District does not have any sensitive information on its website and cyber security should not pertain to the District at this time. Director Lindsey moved that the District does not continue with the TML Cyber Security. Director Hooti seconded the motion. A majority of directors voted in favor. Director Ferguson disregarded the motion and wants to defer but Director Hooti pointed out that the motion had already passed so Director Ferguson said it was fine with him.

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

1. ETJ QUESTIONS

Director Lindsey stated that he went to Helotes City Hall and was shown a map of the Helotes ETJ and San Antonio Ranch is included in it. President Lauderdale stated that the City of Helotes has no documents that represent that the San Antonio Municipal Utility District No. 1 is within their ETJ and further stated that in order for annexation there should be documentation stating that the District is also in their ETJ.

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

Debra Conkle stated that there had been no requests to use the building. President Lauderdale stated that his neighbor wants to use the Building in August and Debra Conkle stated she had not received any documents at this time.

II. (G.) DISCUSSION AND POSSIBLE ACTION REGARDING SAWS SEWER LINE PROJECT ALONG HIGHWAY 16 BY BOB KUHN

Bob Kuhn stated that SAWS would be performing a smoke test on the sewer line soon and that there would be at least a two month MUD property improvement period.

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

Bob Kuhn informed those in attendance that the conservation easement has been approved and the City of San Antonio will also approve it within 30 to 45 days once the survey is complete.

He further stated that he should have a large wall map in about 30 to 45 days as well. He stated that the conservation easement could be used for trails but that no buildings could be placed in the conservation easement.

II. (I.) DISCUSSION AND POSSIBLE ACTION REGARDING GREY FOREST UTILITIES NATURAL GAS LINE REPLACEMENT PROJECT AT RANCH PARKWAY AND APACHERIA

President Lauderdale stated that he and Bob Kuhn had attended the Grey Forest Utilities meeting regarding this project in an effort to prevent what happened in the PUD during that gas line replacement project and protect the road after the project is complete. A discussion ensued regarding the fact that Bexar County never approved Apacheria, nor Indian Creek or Cave Creek.

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Director Lindsey stated that he did not believe that President Lauderdale should be insinuating his help to the residents in this area through his "presidential" capacity since the MUD has no authority over this road.

III. UNFINISHED BUSINESS

III. (A.) DISCUSSION AND POSSIBLE ACTION REGARDING MUD BUILDING SECURITY

President Lauderdale stated that no updates have been made at this time and that this item can be discussed in a closed meeting.

III. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING ORGANIZATION, REVIEW AND UPDATE OF MUD DOCUMENTS

It was noted that Directors Ferguson and Shurgot will be working on this. Director Ferguson said that the records in the vault would be catalogued and organized and that we would dispose of what we're legally allowed to in order to make it easier to reference information in the vault.

IV. NEW BUSINESS

IV. (A.) DISCUSSION AND POSSIBLE ACTION REGARDING BOND COUPON PAYMENT DUE SEPTEMBER 1, 2024

Debra Conkle stated that she had not received any correspondence from the Bank of New York regarding the bond coupon payment.

IV. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING ALLOWING BICYCLES AND SKATEBOARDS RIDES, ETC. TO USE THE TENNIS COURTS

After a general discussion regarding previous bouts of graffiti on the sidewalk at the tennis court and other possible damages that could occur with bicycles and skateboards, Director Ferguson stated that the tennis courts were built for a specific purpose, racquet sports, so they should be limited to that purpose and oversight by the MUD board.

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Director Hooti moved that the Board does not allow bicycles, skateboards, etc. to be used on the tennis courts. Director Lindsey seconded the motion, which passed unanimously by the Directors present.

IV. (C.) DISCUSSION AND POSSIBLE ACTION REGARDING INVITING/ZOOM MEETING WITH GENERAL COUNSEL FOR DISCUSSION OF ELECTION ISSUES, WEBSITE, PUBLIC INFORMATION, ETJ STATUS AND OPEN MEETINGS ACT QUESTIONS

President Lauderdale stated that he would like to have a zoom meeting with legal counsel at a cost of \$575 for 2 hours to discuss/Q&A session regarding the above listed concerns. Director Ferguson stated his belief that the board does need guidance from general counsel.

A back and forth discussion was held regarding the open meetings act. Director Lindsey reiterated that any communication with general counsel had not been approved by the Board.

Ty Matthews questioned how much general counsel had charged for the communications with them. President Lauderdale stated that general counsel had not charged the District for any of their services.

Directors Lindsey and Hooti suggested sending written questions to general counsel.

Director Ferguson moved to invite general counsel for a 2 hour zoom meeting to discuss/Q&A session regarding the above listed concerns. Director Shurgot amended the motion to an in-person meeting. President Lauderdale stated that the cost doubles with an in-person meeting. Director Shurgot seconded the 1st motion of a zoom meeting. The motion passed by the Directors present.

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Carol Frausto interjected her disappointment in the Board because of the graffiti that was brought up and its association with teenagers wanting to ride their bicycles and skateboard and such.

There being no further business, the meeting was adjourned at 8:26 p.m.

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

ATTEST:

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

(seal)

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

AUGUST 14, 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 14th day of August 2024, with the following members present to wit:

Chris Lauderdale, President
Max Hooti, Vice-President
Sylvie Shurgot, Secretary
Charles Lindsey, Director
Dale Ferguson, Director (via Zoom)

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Executive Administrator, Charles Zech of Denton, Navarro, Rodriquez, Bernal, Santee and Zech, P.C., District General Counsel and Bob Kuhn, Lett Lauderdale, John Bartholmae, Paul Anderson, Chuck Meade, Carol Frausto, Craig Hall, Ty Matthews, Dan Gonzales, Al Damiani and Julie Zapata, Carol Sinton, Shirley Francis, Diana Killough, Jim Berbiglia, Elisabeth Dye, Victor Alessandro, Alicia Paredes, Jesse and Yolanda Perez, Zulema Fuentes-Real, Trey and Maria Fernandez, Bob Sutter, John and Kelly Masters, James Fuller, Daisy Whisenant, Tom Whisenant, Veronica Ruiz, Mario Luna, Tom Luna, Sidney Courtney, Craig Lauderdale, San Antonio Ranch residents.

President Lauderdale called the meeting to order, recitation of the Pledge of Allegiance and Charles Zech, District's General Counsel announced that the Board would enter into Executive Session at 6:34 p.m.

- A. EXECUTIVE SESSION. The Regular Session of the August 14, 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.

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Charles Zech announced that the Board would now:

- B. RECONVENE REGULAR SESSION. The Regular Session of the Regular Board Meeting of August 14, 2024, is hereby reconvened at 7:14.

Charles Zech introduced himself and briefed the audience on his firm and their obligations to the District and its Board of Directors. There was a brief question and answer period and then President Lauderdale announced that the first item of business would be:

III. Discussion and Possible Action Regarding Possible Recall of Board President

Zulema Fuentes-Real asked the Board to explain to the audience why they were considering removing President Lauderdale.

Sylvie Shurgot stated that Chris Lauderdale had silenced the board members and has not allowed items to be added to the agendas as requested. She further stated that he has been spending taxpayer monies without board approval. She also informed the audience that he had installed personal cameras in the kitchen and other areas of the MUD building without board approval.

Charles Lindsey stated that he had requested that Executive Session be added to the agenda and that the President refused to let Debra add that item. He also stated that the President informed the board that he had invited the Chief of the ESD#7 to a meeting and then didn't even add it to the agenda and then the invitation was cancelled. He further stated that there is just not any communication.

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Max Hooti stated that the business of the District is not that complicated and that the bonds will be paid off in less than three years. He explained that the previous board had lowered the tax rate, eliminated the debt service tax and still met the debt service obligations. He reminded the audience that we now have a new garbage collection contract.

Unfortunately, Max Hooti stated that with this President there has been no productivity and has been a hostile work environment. He did state that we will need Mr. Zech to help up bring the MUD to a close.

The audience then gave each of their opinions on the why's and why not's. One audience member read a lengthy summary of the condition of the MUD building during their last rental of the building.

Another audience member wanted to know what had been accomplished since Chris Lauderdale had been President.

Sylvie summarized that the Board is paralyzed and can't move forward.

Chris Lauderdale read his statement about how he was working on a New Healthy Board Dynamic and how it seemed like a good idea to him.

Dale Ferguson stated that for over a decade he and Chris were the only attendees in the MUD meetings. He stated that Chris has only had intent to bring the board forward and if you don't think so then you are wrong. This obstructive behavior needs to stop, and we need to work together as a board.

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Max Hooti stated that he agreed with Chris' character and stated that we are all neighbors, but his approach is not working. And still votes to remove.

Charles Lindsey stated that he had initially wanted Dale or Max to be President since they had both been on the Board and agreed that Chris' approach isn't working.

At this time Director Lindsey moved that the President be removed. Director Shurgot seconded the motion. Those in favor were Charles Lindsey, Sylvie Shurgot and Max Hooti. Dale Ferguson abstained. The motion passed and Chris Lauderdale was no longer President.

At this time Vice-President Hooti took the chair and thanked Chris Lauderdale and stated that it wasn't personal, and he is still on the board.

Vice-President Hooti announced that the next item of business would be Review and Approval of the Report of Operations. Director Lindsey moved that the Board approve the Report of Operations as presented. Director Shurgot seconded the motion, which passed by unanimous vote of the Directors present.

Vice-President Hooti stated that no other business will be conducted due to the time.

Debra Conkle asked that a special meeting be scheduled to discuss the proposed 2024 tax rate.

Director Shurgot moved that the Board schedule a special meeting for August 22, 2024, to discuss the proposed tax rate and any other pertinent business that was not conducted tonight. Director Lindsey seconded the motion, which passed unanimously by the Directors present.

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Director Lindsey moved that the Board adjourn the meeting at 8:50 p.m. Director Shurgot seconded the motion, which passed unanimously by the Directors present.

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

ATTEST:

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

(seal)

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

AUGUST 22, 2024

MINUTES

**STATE OF TEXAS
COUNTY OF BEXAR**

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in Special 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 22nd day of August 2024, with the following member's present to-with:

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

Dale Ferguson and Chris Lauderdale were absent, thus constituting a quorum. Also present were Debra Conkle, Executive Administrator, Craig Hall, Ty Matthews, Jim Berbiglia, John and Kathy Matthews, Al Damiani, Maria and Trey Fernandez and Thelma Walton, San Antonio Ranch residents.

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

I. ELECTION OF OFFICERS

Director Shurgot nominated Max Hooti for President. Director Lindsey seconded the nomination and Max Hooti was elected President by unanimous vote.

Director Lindsey nominated Sylvie Shurgot for Vice-President, President Hooti seconded the nomination and Sylvie Shurgot was elected Vice-President by unanimous vote.

Director Shurgot nominated Charles Lindsey for Secretary. President Hooti seconded the nomination and Charles Lindsey was elected Secretary.

President Hooti requested that Dale Ferguson be appointed Assistant Secretary. It was the consensus of the Board that Dale Ferguson be appointed Assistant Secretary.

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8-22-2024

**II. DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTANCE OF A
RESOLUTION AMENDING AUTHORIZED REPRESENTATIVES FOR TEX POOL**

After a brief discussion Director Lindsey moved that the four current board members be authorized representatives for Tex Pool and President Hooti be listed as having primary responsibility for performing transactions. He further moved to approve the Resolution Amending Authorized Representatives for Tex Pool as stated. Director Shurgot seconded the motion, which passed by unanimous vote of the Directors present.

That Resolution Amending Authorized Representatives for Tex Pool thus approved is as follows:

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**III. DISCUSSION AND POSSIBLE ACTION REGARDING BOND COUPON
PAYMENT DUE SEPTEMBER 1, 2024**

Debra Conkle presented the following correspondence from the Bank of New York regarding the bond coupon payment due September 1, 2024.

Director Shurgot moved to authorize the wire transfer of funds to make the bond coupon payment due September 1, 2024. Director Lindsey seconded the motion, which passed by unanimous vote of the Directors present.

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**IV. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF
PROPOSED BEXAR COUNTY TAX ASSESSOR/COLLECTOR FEE FOR THE 2024
TAX YEAR**

Debra Conkle presented the following correspondence from the Bexar County Tax Office stating that their fee will decrease by .25 cents per account from \$1.67 to \$1.42.

Director Shurgot moved to approve the Bexar County Tax Assessor/Collector fee of \$1.42 for the 2024 Tax Year. Director Lindsey seconded the motion, which passed unanimously by the Directors present.

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V. DISCUSSION AND POSSIBLE ACTION REGARDING 2023 DELINQUENT TAX ROLL

Debra Conkle presented the following correspondence from the Bexar County Tax Office and briefed the board on the reports presented.

Director Lindsey moved to accept the 2023 Delinquent Tax Roll as presented. Director Shurgot seconded the motion, which passed unanimously by the Directors present.

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**VI. DISCUSSION AND NECESSARY ACTION REGARDING SETTING THE 2024
DEBT SERVICE AND MAINTENANCE AND OPERATIONS TAX RATES**

Craig Hall briefed the Board on the purpose of the meeting. Stating that, at the next regular meeting of the Board, the 2024 Debt Service and Maintenance and Operations Tax Rates will be set and, according to the law, a notice of the anticipated tax rate has to be published in a newspaper of general circulation at least seven (7) days prior to the setting of the tax rates.

Craig Hall submitted the following tax rate synopses; 1) based on the 2024 Highest Calculated M&O rate of .2918 and 2) based on a lower rate, suggested by Debra Conkle of .2000. He also provided a bond payment schedule.

Craig Hall suggested that the Board consider using the lower .2000 M&O tax rate for the 2024 Tax Year. He then briefed the Board on the figures using this tax rate.

Craig Hall also submitted scenarios for debt service pay out over the next four years with and without subsidies from the General Operating Fund for the Boards use and information.

After review of the synopsis' and debt service pay out scenario's, Director Shurgot then moved that the Board propose adoption of a tax rate for 2024 of \$0.2000 for maintenance and operation purposes and \$0.00 for debt service purposes (total \$0.2000) and directed that the District's Executive Administrator arrange to have published the necessary documentation in order to allow the District to hold a public hearing and actually levy its 2024 ad valorem tax rate at its scheduled September 11, 2024 meeting.

Director Lindsey seconded the motion, which passed by unanimous vote of the Directors present.

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**VII. DISCUSSION AND NECESSARY ACTION REGARDING SETTING THE
2024/2025 OPERATIONS AND MAINTENANCE BUDGET**

Debra Conkle presented the following draft of a 2024/2025 budget. She stated that she had included expenditures for improvements that had been suggested over the last couple of board meetings and briefed the board on the budgeted expenses.

A discussion was held, and it was the consensus of the board to do due diligence in letting bids and getting the best prices/services for these improvements.

President Hooti thanked Craig Hall for his work on the tax calculations.

There being no further business, Director Lindsey moved to adjourn the meeting at 7:25 p.m. Director Shurgot seconded the motion, which passed by unanimous vote of the Directors present.

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: 9/10/2024 \$7,605.59

DATE: 9/11/2024 July 2024 Tax Collections

RECEIVED:	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	\$2,125.23	\$37.44	\$33.08		\$2,195.75	(\$33.08)	\$2,162.67		\$2,162.67	
Y2023	\$5,424.45	\$18.47	\$24.22		\$5,467.14	(\$24.22)	\$5,442.92		\$5,442.92	
TOTAL	\$7,549.68	\$55.91	\$57.30	\$0.00	\$7,662.89	(\$57.30)	\$7,605.59	\$0.00	\$7,605.59	\$7,605.59

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	\$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	\$1,549.72	\$27.30	\$24.12	(\$24.12)	\$575.51	\$10.14	\$8.96	(\$8.96)	\$2,162.67
Y2023	\$5,424.45	\$18.47	\$24.22	(\$24.22)	\$0.00	\$0.00	\$0.00	\$0.00	\$5,442.92
TOTAL	\$6,974.17	\$45.77	\$48.34	(\$48.34)	\$575.51	\$10.14	\$8.96	(\$8.96)	\$7,605.59
TOTAL AMT DUE					TOTAL AMT				
GOF		\$7,068.28			DUE DSF	\$594.61			\$7,662.89
LESS:					LESS:				
ATTORNEY FEE		(\$48.34)			ATTORNEY FEE	(\$8.96)			(\$57.30)
LESS:					LESS:				
TAX ASSESSOR FEE					TAX ASSESSOR FEE				\$0.00
LESS:					LESS:				
REFUNDS/REVERSALS					REFUNDS/REVERSALS				\$0.00
AMT FOR					AMT FOR				
GOF DEPOSIT:		\$7,019.94	***		DSF DEPOSIT:	\$585.65	TOTAL =		\$7,605.59
CARRY OVER		\$7,632.48			CARRY OVER	(\$774.96)			
TOTAL TO TRANS		\$14,652.42			TOTAL TO TRANS	(\$189.31)			

*** AMOUNT TO TRANSFER EXCEEDS AMOUNT COLLECTED. WILL NEED TO MAKE TRANSFER ONCE SUFFICIENT CARRY OVER IS RECEIVED



attorneys & counselors at law • namagelaw.com
 San Antonio | Rio Grande Valley | Austin | Texas Gulf Coast
 2517 N. Main Avenue | San Antonio, Texas 78211-4685
 O 210-227-6249 | F 210-225-4481

September 10, 2024

San Antonio MUD #1
 PO Box 696
 Helotes, TX 78023

Invoice # 55334

RE: DNRB&Z Account Number: 45683
 Legal Services to the San Antonio Municipal
 Utility District #1 [General Counsel]

ATTORNEY - CLIENT COMMUNICATION
PRIVILEGED AND CONFIDENTIAL

Professional Services

			<u>Hours</u>	<u>Amount</u>
8/5/2024	SF	Receive call from Vice President Hooti regarding cancelling meeting of 8/14/2024; refer to Attorney Zech	0.10	\$11.50
8/6/2024	CEZ	Attend teleconference with Vice President Hooti; teleconference with President Lauderdale	0.40	No Charge
8/6/2024	CEZ	Review draft agendas as to form; provide legal direction to Board Secretary	0.10	\$23.00
8/14/2024	CEZ	Prepare for and attend board meeting	2.80	\$644.00
8/14/2024	CEZ	Travel for board meeting	2.50	No Charge
8/15/2024	CEZ	Attention to multiple emails related to bonds	0.20	\$46.00
8/20/2024	CEZ	Attention to multiple emails related to bond issues; teleconference with Bond Counsel Lee	0.20	\$46.00
For professional services rendered			6.30	\$770.50

Total Amount of this Invoice \$770.50

Previous Balance \$552.00

8/22/2024 Payment #10187 - Thank you for your payment! -\$552.00

Payments & Credits -\$552.00

Balance Due \$770.50

Timekeeper Summary

November 27, 2023

Robert Kuhn
President, Board of Director
San Antonio MUD #1
Post Office Box 696
Helotes, Texas 78023

Email: rlkuhnrealestate1@gmail.com

Re: San Antonio MUD #1 – Fee Adjustment

Dear Mr. Kuhn:

Denton Navarro Rocha Bernal & Zech, P.C. has been privileged to provide legal services to San Antonio MUD #1 since November 2020. Our current rates have been in effect since our initial engagement in November 2020.

Effective as of January 01, 2024, our hourly fees will be as follows:

City Attorney:

Shareholders	\$ 230.00 per hour
Partners	\$ 220.00 per hour
Associates	\$ 210.00 per hour
Paralegals	\$ 110.00 per hour
Law Clerks	\$ 150.00 per hour

All other staff support is provided at no charge. All related travel expenses are charged at cost and all related mileage is charged by multiplying the actual miles traveled by the then current IRS rate. Copy rates are .20 cents per page, color copies are .70 cents per page, and fax rates are .50 cents per page. All invoices shall be sent by email unless you direct otherwise. Monthly expenses exceeding \$500.00 shall include 10% administrative fee. The Firm will continue to bill in tenths of an hour increments on an hourly basis, for work completed with invoices submitted monthly by email. Our invoices are due on receipt and are past due after thirty (30) days. All overdue payments are subject to Texas Government Code Chapter 2251.

Good morning, one last thing. We need to make the attached transfers to correct a transfer that was erroneously made in February. I realize that February was a few months back, but if you will remember, I was quite busy trying to navigate an election that I hadn't had to do before and then after the election with so many other new and complicated and confusing issues.

When the transfer was made it was also at the time the March bond coupon needed to be made and the amount to transfer taxes to the GOF was almost identical to the amount of the bond coupon payment.

I believe there was some confusion and the amount that was supposed to go to the GOF was confused with the bond amount AND transferred to the wrong account.

So what these transfers do is reverse one and complete the others.

Please don't share the pages with others as these are the account numbers for the accounts at Tex Pool. All add these transfers to our report of operations and send you a final of that later today.

If you have any questions, please feel free to call me.

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1
 REPORT OF OPERATIONS
 9/11/2024**

REVENUES

Collections this period (Maint. Tax)	6/24	\$7,632.48 ***
	7/24	\$7,019.94
Miscellaneous Revenue:		
MUD Building Rental		\$125.00
TOTAL REVENUE THIS PERIOD		\$14,777.42

EXPENSES

Auditing		\$5,170.00
Waste Connections - September 2024		\$66.80
AT & T Mobility		\$118.28
AT & T U-Verse		
CITY PUBLIC SERVICE:		
# 2096723016 SA MUD OFFICE		\$238.60
SAN ANTONIO WATER SYSTEMS:		
# 0514993248891 SA MUD OFFICE		
DIRECTORS FEES:		
S. SHURGOT		
C. LINDSEY		
D. FERGUSON		
M. HOOTI --- Reimb for lighting		\$131.88
PROPERTY MAINTENANCE		
LEGAL FEES AUGUST		\$770.50
INSURANCE		
EXECUTIVE ADMINISTRATOR OCTOBER 2024		**
PETTY CASH		\$100.00
MISCELLANEOUS:		
City Public Service - Street Light		\$24.44
IRS Payroll Deposit AUGUST 2024		\$568.38
Bexar Appraisal District - 4th Quarter		\$317.00
Robert Kuhn - Reimb PVC Sign		\$45.00
Debra Conkle - Reimb Courier		\$47.00
Fred Kempf - Shredding		\$360.00
The Echo - Notice of Public Hearing		\$550.00
TOTAL EXPENSES FOR THIS PERIOD:		\$8,507.88
REVENUES MINUS EXPENSES THIS PERIOD		\$6,269.54

**PAGE 2
 REPORT OF OPERATIONS
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
 9/11/2024**

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	
2. FROST CLEARING	TEX POOL OPERATING	WIRE	
3. FROST CLEARING	TEX POOL DEBT SERVICE	WIRE	
4. TEX POOL OPERATING	FROST OPERATING	WIRE	\$10,000.00
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	\$132,299.56
8. TEX POOL CLEARING	TEX POOL DEBT SERVICE	WIRE	
9. FROST OPERATING	TEX POOL OPERATING		
10. TEX POOL DEBT SERVICE	TEX POOL CLEARING	WIRE	\$132,950.00

	TOTAL TAX CLEARING & FUND TRANSFERS		\$275,249.56

DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures	-----	\$0.00
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S.A. MUD#1
9-11-2024

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.

I had a conversation with Ryan Burns, TML Cybersecurity Risk Manager, regarding SA MUD1 risk assessment. He reported that he reviewed our SAMUD1.org website.

He addressed the 3 following areas of risk assessment:

1. Direct billing
2. Electronic payments
3. MUD computer server "in the building "

His overall assessment was we have a risk approaching zero.

He commented that paying everything with a check vs. Electronic transfers limits our liability.

He did address scenarios such as our bond and bank transfers (under electronic payments) executed at our direction (e.g., coupon payment). He cautioned that if we are notified or aware of changes in recipients of bank transfers, we verify with at least two board members the legitimacy of the change.

He also advised that whomever we contract to manage our website provides cybersecurity indemnification to the MUD in the contract. He also mentioned that whomever has Admin privileges to our router have their own unique password, separate from the router/modem password.

S.A. MUD#1
9-11-2024

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

S.A. MUD#1
9-11-2024

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:

Please accept my resignation from the board.

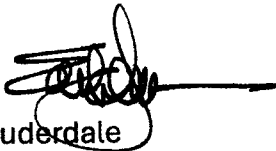
We are all neighbors... we all want the same things for the district...

We residents all support integrity and compliance with the law.

As CEO of the board, it was my job to secure support for these goals and make them part of the board culture... The cause was worthwhile, and I fought hard. Ultimately, I failed to achieve support for these concepts among the majority of the board.

For this reason, I must resign as of today.

For our community, my sincere desire is for a healthy board... We all have the same goals we all want transparency, integrity, and compliance with the law.



Chris Lauderdale

Director, SA MUD No. 1

Incl & Aug
MUD video attached

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9-11-2024

**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:



2702 N. Loop 1604 E., Suite 202
San Antonio, TX 78232

 210-979-0055

 210-979-0058

 www.HaynieCPAs.com

September 10, 2024

The Board of Directors
San Antonio Municipal Utility District #1
P.O. Box 696
Helotes, Texas 78203

We are pleased to confirm our understanding of the services we are to provide San Antonio Municipal Utility District #1 (the District) for the year ended September 30, 2024.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2024. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance.

The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis
2. Budgetary Comparison Schedule

We have also been engaged to report on supplementary information other than RSI that accompanies the District's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole:

1. Supplementary schedules and information required by the Texas Commission on Environmental Quality

The objectives of our audit is to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but it is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the District and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste and abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risks of material misstatement as part of our audit planning:

1. Improper revenue recognition.
2. Management override of controls.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the District in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing and maintaining effective internal controls, relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making all financial records and related information available to us and for the accuracy and completeness of that information (including information from outside of the general ledger and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and Government Auditing Standards.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the District; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Haynie & Company and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to government agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Haynie & Company personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

John Boekweg is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately November 2024 and to issue our reports no later than January 31, 2025.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$19,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

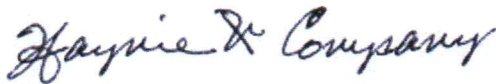
Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion add a separate section or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by Government Auditing Standards. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in Government Auditing Standards may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,



Haynie & Company

RESPONSE:

This letter correctly sets forth the understanding of San Antonio Municipal Utility District #1.


Management's Signature

Max Hooti
Management's Name Printed

President
Management's Title

9/12/24
Date

S.A. MUD#1
9-11-2024

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:

CERTIFICATE OF SECRETARY

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §
 §
SAN ANTONIO MUNICIPAL UTILITY §
DISTRICT NO. 1 §

THE UNDERSIGNED HEREBY CERTIFIES that:

1. On the 11th day of September 2024, the Board of Directors (the *Board*) of the San Antonio Municipal Utility District No. 1 (the *District*) convened in regular session at the regular meeting place of the District (the *Meeting*), the duly constituted members of the Board being as follows:

Max Hooti	President
Sylvie Shurgot	Vice President
Charles Lindsey	Secretary
Vacant	Treasurer
Dale Ferguson	Assistant Secretary

and all of such persons were present at the Meeting, except the following: none, thus constituting a quorum. Among other business considered at the Meeting, the attached order (the *Order*) entitled:

ORDER BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1 OF BEXAR COUNTY, TEXAS LEVYING AN AD VALOREM TAX FOR THE CURRENT TAX YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS PROPERTY TAX CODE, AS AMENDED; AND OTHER MATTERS IN CONNECTION THEREWITH

was introduced and submitted to the Board for passage and adoption. After presentation and due consideration of the Order, a motion was made by Director Ferguson that the Order be finally passed and adopted. The motion was seconded by Director Lindsey and carried by the following vote:

4 voted "For" 0 voted "Against" 0 abstained

all as shown in the official Minutes of the Board for the Meeting.

2. The attached Order is a true and correct copy of the original on file in the official records of the District; the duly qualified and acting members of the Board of the District on the date of the Meeting are those persons shown above, and, according to the records of my office, each member of the Board was given actual notice of the time, place, and purpose of the Meeting and had actual notice that the Order would be considered; and the Meeting and deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the Order, was posted and given in advance thereof in compliance with the provisions of Chapter 551, as amended, Texas Government Code and the Texas Water Code.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, I have signed my name officially and affixed the seal of the District, this 11 day of September 2024.


Secretary, Board of Directors

(DISTRICT SEAL)

ORDER BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1 OF BEXAR COUNTY, TEXAS LEVYING AN AD VALOREM TAX FOR THE CURRENT TAX YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS PROPERTY TAX CODE, AS AMENDED; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Board of Directors (the Board) of the San Antonio Municipal Utility District No. 1 of Bexar County, Texas (the District) hereby finds and determines that the Board shall adopt a tax rate for the current tax year, being the District's 2024-2025 fiscal year (the Current Tax Year), in accordance with the provisions of all applicable Texas law, including, but not limited to, Sections 49.107(g) and 49.236 of the Texas Water Code, as amended (the Water Code) and the Texas Tax Code (the Code); and

WHEREAS, the Appraisal Review Board of the Bexar Appraisal District has approved the majority of the appraisal records of the District and its Chief Appraiser has prepared and certified to the District's tax assessor, being the Bexar County Tax Assessor-Collector, the District's tax roll for 2024-2025; and

WHEREAS, the Board hereby finds and determines that all public hearings required to be held in accordance with the Water Code and Section 26.06 of the Code have been conducted in accordance with applicable law; and

WHEREAS, the District hereby finds and determines that the annual tax rate for the Current Tax Year shall be set by this order (the Order), being the method prescribed by law for the adoption of a law by the Board; and

WHEREAS, the Board hereby finds and determines that this tax rate for the Current Tax Year is sufficient to pay the interest on bonds issued by the District payable from taxes, to create a sinking fund for the payment of the principal of the bonds when due or the redemption price at any earlier required redemption date, and to pay the expenses of assessing and collecting the taxes, full allowance being made for expected delinquencies and that such tax is anticipated to provide sufficient funds to pay the District's maintenance and operating expenses for the Current Tax Year; and

WHEREAS, the annual tax rate shall consist of two components, each of which shall be approved separately; and

WHEREAS, the Board hereby finds and determines in accordance with applicable law and the Code that a tax for the Current Tax Year at a rate of \$0.0000 on each \$100 assessed valuation on all taxable property in the District should be levied for debt service purposes, which tax receipts, together with any other lawfully available funds of the District, are hereby found and determined to be sufficient to pay the principal of and interest on the District's outstanding indebtedness maturing during the Current Tax Year; and

WHEREAS, the Board hereby finds and determines in accordance with applicable law and the Code that a tax for the Current Tax Year at a rate of \$0.2000 on each \$100 assessed valuation on all taxable property in the District should be levied for maintenance purposes, which tax receipts, together with any other lawful available funds of the District, are anticipated to impose the amount of taxes needed to fund the maintenance and operation expenses of the District for the Current Tax Year; and

WHEREAS, the Board hereby finds and determines that separately levying a combined debt service and maintenance and operating tax for the Current Tax Year of \$0.2000 (consisting of a debt service tax of \$0.0000 and a maintenance and operating tax of \$0.2000) upon all taxable property in the District is in the best interests of the citizens of the District, now, therefore,

BE IT ORDERED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1 OF BEXAR COUNTY, TEXAS THAT:

SECTION 1. The District hereby separately levies an ad valorem tax on all taxable property in the District at a rate of \$0.0000 per \$100 assessed valuation to pay the debt service requirements maturing during the Current Tax Year on the District's outstanding indebtedness.

SECTION 2. The District hereby separately levies an ad valorem tax on all taxable property in the District at a rate of \$0.2000 per \$100 assessed valuation to pay the District's anticipated maintenance and operating expenses for the Current Tax Year.

SECTION 3. Such combined levies result in a combined ad valorem tax rate of \$0.2000 for the Current Tax Year on all taxable property in the District and such taxes shall be due and payable upon receipt of the tax bill and shall be paid on or before January 31, 2025, or as otherwise provided by Section 31.02 of the Code.

SECTION 4. The Board, to the best of its knowledge and belief and acting in good faith, has fully complied with the requirements of applicable law and the Code in levying an ad valorem tax for the Current Tax Year in order to pay its debt service requirements and maintenance and operating expenses.

SECTION 5. The Board hereby authorizes and directs the President of the Board to deliver a copy of this Order to the District's tax assessor/collector.

SECTION 6. Pursuant to Chapter 49 of the Texas Water Code, as amended, the District will file a 2024 District Information Form dated September 11, 2024, indicating that the most recent rate of District taxes on property located in the District is \$0.2000 per \$100 assessed valuation. Within thirty days after the effective date of this Order, the District shall file an amendment to the District's 2024 Information Form which indicated that the most recent rate of District taxes on property located in the District was \$0.2000 per \$100 assessed valuation.

SECTION 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Order for all purposes and are adopted as a part of the judgment and findings of the Board.

SECTION 8. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Order are hereby repealed to the extent of such conflict, and the provisions of this Order shall be and remain controlling as to the matters ordered herein.

SECTION 9. This Order shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 10. If any provision of this Order or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Order and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Board of Directors hereby declares that this Order would have been enacted without such invalid provision.

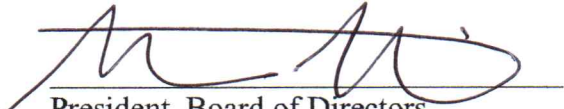
SECTION 11. It is officially found, determined, and declared that the meeting at which this Order is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Order, was given, all as required by Chapter 551, as amended, Texas Government Code, and Chapters 49 and 54, as amended, Texas Water Code.

SECTION 12. This Order shall be in force and effect from and after its final passage, and it is so ordered.

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PASSED AND APPROVED, this the 11th day of September 2024.

SAN ANTONIO MUNICIPAL
UTILITY DISTRICT NO. 1



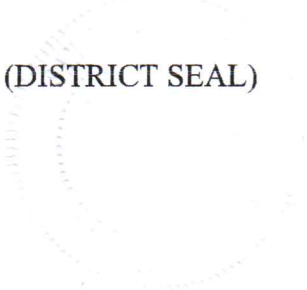
President, Board of Directors

ATTEST:



Secretary, Board of Directors

(DISTRICT SEAL)



**S.A. MUD#1
9-11-2024**

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:

TAX YEAR	ITEM	AMOUNT	ITEM	2023/2024 Tax Rate
2024/2025	BAD PROVIDED DATA			
	Certified Taxable	83,914,986	DS Rate	0
	Collection Rate:	0.9829346	O&M Rate	0.3153
	Total Rate:			0.3153

2024/25 Proposed Tax Rate	
DS Rate	0
O&M Rate	0.2000
Total Rate:	0.2

2024/2025 Debt Service Obligations

DS P & I	150,600
Paying Agent	860
Total DS Obligation	\$151,460

Net Taxable Value	83,914,986	0.9829346	collection rate
X Debt SVS Rate of:	0.0000000		
Debt Service Obligation	\$151,460		
DS Taxes to be Collected	-		
Required DS Subsidy	151460		(supplied from TexPool funds)

2024/2025 Operations and Maintenance Worksheet

Net Taxable Value	83,914,986	0.9829346	collection rate
X O&M Rate of:	0.2000000		
O&M Collections Projected	164,966		
O&M Subsidy Available	522,815		
O&M Budget for new year	687,781		

ITEM	Tax Year 24/25		Difference	Tax Year 23/24	
	Budget	Actual		Budget	Actual
Contract Services					
Auditing/Bookkeeping	19,000	18500	500	18500	
Bexar Appraisal	1,300	1800	(500)	1218	
Bexar Cnty Tax Asses	683	783	(100)	683	
Legal Fees	10,000	10000	-	2310	
Executive Administrator	33,004	31811	1,193	33,004	
Trash Service (W/M)	62,040	62040	-	51,651	
Contract Services Totals	126,027	124,934	1,093	107,366	
Utilities					
Building Utilities	2,600	2000	600	3932	
Phone /Internet	2,400	2400	-	2257	
Utilities Totals	5,000	4,400	600	6,189	
Maintenance and Repair					
Bldg Maintenance	25,000	1500	23,500	1090	
Property Maintenance	6,000	6000	-	494	
Tree Trimming					
Shredding Front	1,015	500	515	1,375	
Fence Repair	500	500	-		
Tennis Courts	500		500		
Maintenance and Repair Totals	33,015	8,500	24,515	2,959	
Insurance					
Insurance	4,491	2500	1,991	4491	
Miscellaneous					
Asset Purchases	1,000	1000	-	60	
Directors Fees	75	75	-	900	
Election		19000	(19,000)	900	
Misc -	1,500	1500	-	608	
Postage/Office Supplies	2,000	1300	700	1560	
Publications/Notices/	2,000	2000	-	750	
Payroll Tax Exp	3,000	6928	(3,928)	3177	
Public Relations		200	(200)	382	
Security	500	500	-	300	
Miscellaneous Totals	10,075	32,503	(22,428)	7,737	
BUDGETED EXPENSES	178,608	172,837	5,771	128,742	
SUPPLEMENTAL EXPENSES					
Capital Improvements	509,173	409592	99,581	-	
Debt Service Subsidy		50000	(50,000)	-	
TOTAL EXPENSES:	687,781	632,429	55,352		
% INC/DEC FROM PRIOR	8.7523%				

S.A. MUD#1
9-11-2024

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:

**AMENDMENT TO AMENDED AND RESTATED
DISTRICT INFORMATION FORM**

SCANNED

THE STATE OF TEXAS	§
	§
COUNTY OF BEXAR	§
	§
SAN ANTONIO MUNICIPAL UTILITY	§
DISTRICT NO. 1	§

The District Information Form for San Antonio Municipal Utility District No. 1 (the "District") is hereby amended by substituting the following:

- (1) Paragraph (3) of the District Information Form is amended to read as follows:

"The District's most recent ad valorem tax rate is \$0.2000 on each \$100 of assessed valuation."

- (2) Paragraph (7)(a) of the District Information Form is amended to read as follows:

"The District has settled certain alleged claims against the District as disclosed in the District's audited financial statements for the year ending September 30, 1996."

- (3) Paragraph (8) of the District Information Form, which sets forth the form of Notice to Purchasers required by Section 49.452, as amended, of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District, is amended to read as follows:

Notice to Purchaser

The real property, described below, which you are about to purchase is located in San Antonio Municipal Utility District No. 1. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.2000 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a government entity, approved by the voters and which have been or may, at this date, be issued is \$26,896,000 plus refunding authorization, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes was \$1,575,000.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. Unless otherwise provided by

law, the District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee approved by the Texas Natural Resource Conservation Commission (now known as the Texas Commission on Environmental Quality) pursuant to an Order adopted on December 19, 1994 is disclosed in Exhibit A to this Notice to Purchaser and such Exhibit A is incorporated by referenced for all purposes to this Notice to Purchaser. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District. The District will not collect this standby fee after December 31, 1997.

The original purpose of this District was to provide water, sewer, drainage, or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District and by the City of San Antonio, Texas, acting through the San Antonio Water System. The legal description of the property which you are acquiring is as following:

Signature of Seller

Date

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

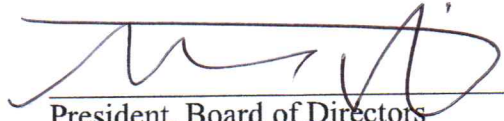
Signature of Purchaser

EXHIBIT A

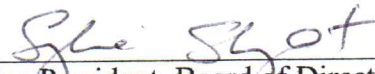
CATEGORY OF PROPERTY	DEBT SERVICE STANDBY FEE (\$/SFC/YR)	OPERATIONS & MAINTENANCE STANDBY FEE (\$/SFC/YR)	ESTIMATED SINGLE FAMILY CONNECTIONS ("ESFC")
RAW LAND	\$ 13.00	\$ 3.44	5,397
SINGLE FAMILY VACANT LOT IN UNIT 1	270.62	194.81	147
SINGLE FAMILY VACANT LOT IN UNIT 2	13.00	8.22	56
SINGLE FAMILY VACANT LOT IN PUD	13.00	8.22	24
SINGLE FAMILY VACANT LOTS IN UNITS 3, 4, 5, 6 & 7	13.00	3.48	291
COMMERCIAL/MULTIFAMILY ACREAGE IN UNIT 1	260.62	196.30	126
COMMERCIAL/MULTIFAMILY ACREAGE IN UNIT 7	13.00	3.63	10
TOTAL			6,041

This Amendment dated this 9-11-24


San Antonio Municipal Utility District No. 1



President, Board of Directors




Vice President, Board of Directors



Secretary, Board of Directors

Vacant

Treasurer, Board of Directors



Assistant Secretary, Board of Directors

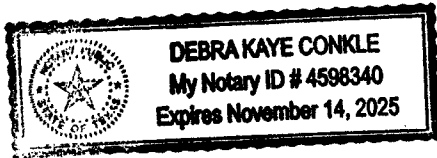
THE STATE OF TEXAS
COUNTY OF BEXAR

§
§
§

BEFORE ME, the undersigned authority on this day personally appeared Max Hooti, Sylvie Shurgot, Charles Lindsey and Dale Ferguson, persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11 day of September, 2024.

Debra Kaye Conkle
Notary Public in and for
the State of Texas

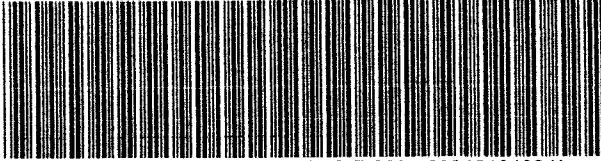


My Commission Expires:

11-14-25

Please return to:

Ms. Debra Conkle
San Antonio Municipal Utility District
No. 1 Post Office Box 696
Helotes, Texas 78023



VG-7-2024-20240184334

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20240184334
Recorded Date: October 07, 2024
Recorded Time: 2:35 PM
Total Pages: 7
Total Fees: \$45.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

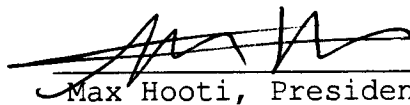
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
10/7/2024 2:35 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

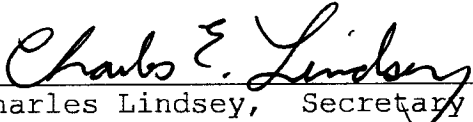
S.A. MUD#1
9-11-2024

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)