

BURLESON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
DECEMBER 17, 2024

THE BOARD OF DIRECTORS OF BURLESON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 MET AT THE OFFICE IN BIRCH CREEK FOREST SUBDIVISION ON DECEMBER 17, 2024 AT 10:00 A.M. IN ACCORDANCE WITH DULY POSTED NOTICE OF SAID MEETING AND WITH A QUORUM OF DIRECTORS PRESENT AS FOLLOWS:

MELVIN LEHMANN, GREG WOLF, LOUISE SHOCKEY, MALCOLM MOLINE AND ROBERT WARE.

MEGHAN JENNINGS, PATRICIA POEHL AND KARLAN SMITH WERE ALSO PRESENT

PRESIDENT LEHMANN CALLED THE MEETING TO ORDER AND DECLARED A QUORUM PRESENT AT 10:00 A.M.

EACH DIRECTOR WAS PROVIDED A COPY OF THE MINUTES OF THE REGULAR MEETING HELD NOVEMBER 19, 2024. WITH NO CORRECTIONS, PRESIDENT LEHMANN DECLARED MINUTES APPROVED AS WRITTEN.

UPON MOTION BY DIRECTOR SHOCKEY, SECONDED BY DIRECTOR WOLF, BOARD UNANIMOUSLY APPROVED PAYMENT OF ACCOUNTS OWING.

FINANCIAL REPORT WAS GIVEN TO BOARD MEMBERS TO REVIEW.

NEW BUSINESS:

A. OPERATOR'S REPORT

- a. BAD WATER LEAK IN SOMERVILLE PROPER, OPERATOR WAS UNABLE TO MAKE MEETING
- b. NEW METER FOR ESTATES HAS COME IN, WAITING ON ONE MORE PART, SHOULD BE IN THURSDAY AND INSTALLED BY NEXT METER READING

B. MAINTENANCE REPORT

- a. YAUPONS AT VAULT- HARD TO REMOVE AS WEAVED THROUGH THE CHAIN LINK FENCE. WILL LOOK AT WEED KILLERS
- b. VALVES AND HYDRANTS AROUND SUBDIVISION NEED TO BE VISIBLE AND KEPT CLEAR OF DEBRIS
- c. RUST KILLER HAS BEEN PURCHASED FOR STORAGE TANKS.

C. OFFICE MANAGER REPORT

- a. DEBT COLLECTED \$2542.76
- b. LIENS FILED AT 3 PROPERTIES:
 - i. #1027- 407 STRAIGHT ARROW (HORIZON TRUST)
 - ii. #544- 500 RAMBLEWOODS (STOKES)
 - iii. #70- 204 OLD OAKS (WILLIAMS)

- c. PROPERTIES SOLD
 - i. #488/489- WOLF/VAUGHN TO MARCUPIAL INVESTMENTS (11/6)
 - ii. #1047/1048/1049/799- MAUPIN TO MILLER(11/22)
 - iii. #339/340 LEE TO NOACK (11/25)
 - iv. #599/629/632 WARNE TO POMERENKE/BOHON (11/26)
- d. HAMS IN FRIDGE READY FOR PICK UP
- D. HOA FEES ASSESSED TO MUD FOR 2025
 - a. MELVIN SPOKE WITH RON YOUNG, SAYS WE ARE NOT PART OF THE HOA, THEREFORE WE DO NOT HAVE TO PAY
 - b. PUBLIC UTILITIES DO NOT HAVE TO PAY HOA DUES IN STATE OF TEXAS
 - c. MELVIN WILL DRAFT LETTER INFORMING HOA OF THIS
- E. GRANT/METER UPDATE
 - a. STILL WORKING TO GET NUMBERS FROM DUSTIN
 - b. CHECKING POSGCD WEBSITE FOR THE NEW GRANT APPLICATION, NOT UPLOADED AS OF MEETING
- F. WARNECKE COMPLAINT 309 WOODVINE
 - a. GREG HAS WALKED ENTIRE DITCH, NO ISSUES FOUND
 - b. MRS WARNECKE WAS VERY ABUSIVE TO OFFICE STAFF AND HDUS SERVICES
 - c. WILL DRAFT LETTER TO THEM ADDRESSING THEIR COMPLAINT
- G. CSB DEBIT CARDS
 - a. CSB HAS POLICY WHERE CARD IS NOT USED WITHIN 6 MONTHS, THEY ARE CANCELLED AND NEW ONE ISSUED.
 - b. BUD WAS UNABLE TO USE DEBIT CARD DUE TO THIS POLICY AND HAD TO USE PERSONAL CARD.
- H. LEAD AND COPPER TESTING
 - a. REQUIRED BY STATE
 - b. WILL GET WITH ANITA FOR MORE INFORMATION ON HOW TO CHECK METERS/LINES
 - c. WILL HAVE KARLAN AND MEGHAN WORK ON THIS AFTER FIRST OF THE YEAR TO GET COMPLETED, WILL PAY KARLAN AN HOURLY RATE.
 - d. WILL DRAFT A NOTIFICATION TO RESIDENTS
- I. UPDATE ON ESTATES JOINING THE MUD
 - a. MELVIN SPOKE WITH RON YOUNG ON THIS AS WELL, AND THERE ARE TWO OPTIONS:
 - i. ESTATES WOULD HAVE A VOTE, AND GET ANNEXED BY ATTY
 - ii. ELECTION WITH COUNTY ELECTIONS
 - b. BOTH OPTIONS ARE COSTLY, BEST PROCESS IS TO LEAVE AS IS FOR NOW AND CAN EXPLORE IN FUTURE
- J. FUTURE TAX RATE FOR MUD
 - a. CAN GET A LOAN FOR IMPROVEMENTS NEEDED INSTEAD OF CREATING AN M&O

- b. CAN INCLUDE THE LOAN IN THE TAX RATE IN THE FUTURE AS WELL.

WITH NO FURTHER BUSINESS, PRESIDENT LEHMANN ADJOURNED THE MEETING AT 10:50 AM


PRESIDENT MELVIN LEHMANN


SECRETARY LOUISE E SHOCKEY