

BURLESON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1  
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS  
MARCH 17, 2026

THE BOARD OF DIRECTORS OF BURLESON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 MET AT THE OFFICE IN BIRCH CREEK FOREST SUBDIVISION ON MARCH 17, 2026 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, PATRICIAL POEHL KARLAN SMITH AND DUSTIN LOZANO WERE ALSO PRESENT

PRESIDENT LEHMANN CALLED THE MEETING TO ORDER AND DECLARED A QUORUM PRESENT AT 9:56 A.M.

EACH DIRECTOR WAS PROVIDED A COPY OF THE MINUTES OF THE REGULAR MEETING HELD FEBRUARY 17, 2026. WITH NO CORRECTIONS, PRESIDENT LEHMANN MADE MOTION TO ACCEPT MINUTES. SECOND BY SECRETARY SHOCKEY. MOTION PASSED

UPON MOTION BY SECRETARY SHOCKEY, SECONDED BY DIRECTOR WARE, BOARD UNANIMOUSLY APPROVED PAYMENT OF ACCOUNTS OWING. MOTION PASSED

FINANCIAL REPORT WAS GIVEN TO BOARD MEMBERS TO REVIEW. PRESIDENT LEHMANN MADE MOTION TO ACCEPT REPORT, SECOND BY VICE PRESIDENT WOLF, MOTION PASSED.

NEW BUSINESS:

A. MAINTENANCE REPORT

- a. ALL EQUIPMENT PREPPED FOR THE SEASON
- b. LIGHTS TO BE CHANGED IN THE MAINTENANCE SHED
- c. REQUESTED RAISE FOR USE OF PERSONAL VEHICLE, TO ACCOMMODATE FOR WEAR AND TEAR, BOARD WILL CONSIDER AND REPORT BACK.

B. OPERATOR REPORT

- a. REPORTED AIR LEAK HAS BEEN FIXED
- b. ESTATES METER HAD MALFUNCTION, WAS WARRANTIED AND NOW FIXED BACK, ALL REPORTING CORRECTLY
- c. POSGCD DID QUARTERLY STATIC WELL TESTING, ALL IS WELL, LEVELS ARE HOLDING STEADY

- d. NEW GRANT PROPOSAL
    - i. PROPOSAL FOR RIPPLE CREEK LANE EAST BACK TO BIRCH FOREST DRIVE
  - e. WELL CLEANING
    - i. NEED INVOICE TO SEND OVER TO INSURANCE COMPANY
    - ii. OPERATOR WILL MOVE FORWARD WITH GETTING WELL CLEANED AND CAMERA'D
- C. OFFICE MANAGER REPORT
- a. DEBT COLLECTED \$4473.53 (\$3098.53, LIEN \$1375.00)
  - b. PROPERTY SOLD
    - i. MENDIZABAL TO NATRADOWSKI (505 SAGEBRUSH) 2/6/26
    - ii. TRAUTWEIN TO BLEZINGER (206 OLD OAKS) 2/11/26
    - iii. JEFFERSON/MCCULLOUGH TO WOLFE (GAYWOOD LN) 2/27/26
  - c. UPCOMING AUDIT WITH TWBD REGARDING 2025 WATER LOSS AUDIT
  - d. APPRAISAL DISTRICT TAX EXEMPT FORM TO FILL OUT, WILL COMPLETE AND MAIL IN
  - e. WATER REGULATIONS BEING SAVED TO FLASH DRIVE FOR FUTURE REFERENCE
  - f. OFFICE PAINTING- RECEIVED 2 QUOTES
    - i. BONNY PAINTING- \$1600- INCLUDES REPAIRING CRACKS IN WALLS, TRIM AND PAINT
    - ii. CHRIS DAVISION- \$350 TO PAINT ONLY, MUD PROVIDES PAINT
    - iii. PRESIDENT LEHMANN MADE MOTION TO ACCEPT BONNY PAINTING TO PAINT OFFICE, SECOND BY VICE PRESIDENT WOLF, MOTION PASSED.
- D. BUDGET APPROVAL 2026-2027
- a. DIRECTOR MOLINE MADE MOTION TO ACCEPT BUDGET AS IS, SECOND BY SECRETARY SHOCKEY, MOTION PASSED.
- E. CONTRACT RENEWALS
- a. OFFICE STAFF RENEWED FOR NEXT YEAR, WITH RAISES AS FOLLOWS
    - i. OFFICE MANAGER TO \$25,500 FOR YEAR
    - ii. OFFICE ASSISTANT TO \$18,750 FOR YEAR
    - iii. MAINTENANCE CONTRACT ON HOLD FOR NOW, LOOKING FOR OTHER APPLICANTS IN EVENT THAT CURRENT MAINTENANCE TECHNICIAN LEAVES
    - iv. VICE PRESIDENT WOLF MADE MOTION TO INCREASE OFFICE STAFF PAY, SECOND BY DIRECTOR MOLINE, MOTION PASSED
- F. DIRECTOR PAY
- a. DIRECTOR WARE MADE MOTION TO INCREASE DIRECTOR PAY GOING FORWARD, WITH PRESIDENT INCREASING TO \$600 PER MONTH, VICE PRESIDENT AT \$550 PER MONTH, AND REST OF DIRECTORS TO \$500 PER MONTH. SECONDED BY VICE PRESIDENT WOLF, MOTION PASSED.
- G. WATER RATE UPDATES
- a. BCMUD CUSTOMER RATES

- i. STANDARD BILL INCREASE BASE AMOUNT BY \$5, AND \$6 FOR COMMERCIAL RATES
    - ii. INCREASE OF USAGE RATES FOR GALLONS USED AS WELL
    - iii. METER CONNECT AND DISCONNECT INCREASING AS WELL AS NEW OWNER TRANSFER FEE AND METER PRICING FOR LONG AND SHORT TAPS. NEW RATE SHEET WILL BE ATTACHED TO MINUTES
    - iv. PRESIDENT LEHMANN MADE MOTION TO ACCEPT NEW RATES, SECOND BY VICE PRESIDENT WOLF, MOTION PASSED.
  - b. BIRCH CREEK PARK ESTATES
    - i. CURRENTLY AT \$20 PER 1000 GALLONS, NEW PROPOSAL TO \$25 PER 1000 GALLONS
    - ii. SECRETARY SHOCKEY MADE MOTION TO ACCEPT NEW RATES, SECOND BY DIRECTOR MOLINE, MOTION PASSED.
- H. DROUGHT CONTINGENCY PLAN UPDATE
  - a. VICE PRESIDENT WOLF GOT THE VIOLATIONS UPDATED, AND BOARD APPROVED NEW VIOLATIONS AS WRITTEN, AND WILL IMPLEMENT AS NEEDED.
- I. MUD TRACTOR
  - a. PRESIDENT LEHMANN RECOMMENDED DANIEL HAMBLIN TO COME AND DO REPAIRS ON THE TRACTOR, SEALS NEED TO BE REPLACED. WILL HAVE DONE
  - b. UPON RESEARCH THE TRACTOR IS WORTH \$20,000-27,000, WILL HAVE 3<sup>RD</sup> PARTY SELL TRACTOR FOR MUD.
- J. CD FUNDS
  - a. TABLED TO NEXT MEETING
- K. NEPTUNE 360 UPDATE
  - a. RECEIVED QUOTE FOR INSTALLATION, DOES HAVE YEARLY FEE ASSOCIATED WITH SERVICE, BUT DOES GIVE CUSTOMERS SOME CONTROL IN THEIR USAGE
  - b. PRESIDENT LEHMANN MADE MOTION TO ACCEPT, SECRETARY SHOCKEY SECONDED, MOTION PASSED
- L. NEW GRANT
  - a. PRESIDENT LEHMANN IS AUTHORIZED BY THE BOARD TO SUBMIT THE APPLICATION ON MOTION MADE BY VICE PRESIDENT WOLF, AND SECOND BY DIRECTOR MOLINE, MOTION PASSED.
- M. FARMER PROPERTY
  - a. METER WAS LOCKED DUE TO BAD LEAK IN JANUARY AND FEBRUARY
  - b. MRS FARMER'S SON HAS BEEN IN CONTACT WITH THE OFFICE TO SEE WHAT HE CAN DO TO GET THE LEAK FIXED AND ACCOUNT PAID UP. OFFERED \$500 TO GET TURNED BACK ON.
  - c. BOARD ACCEPTING THE OFFER, WITH CAVEAT THAT A PAYMENT PLAN IS MADE AND PROOF THAT LINES ARE FIXED.

WITH NO FURTHER BUSINESS, PRESIDENT LEHMANN MADE MOTION TO  
ADNOURN MEETING AT 11:15AM, SECOND BY SECRETARY SHOCKEY, MOTION  
PASSED.



PRESIDENT MELVIN LEHMANN

Greg Wolf



SECRETARY LOUISE E. SHOCKEY