

BURLESON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1  
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS  
MAY 20, 2025

THE BOARD OF DIRECTORS OF BURLESON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 MET AT THE OFFICE IN BIRCH CREEK FOREST SUBDIVISION ON MAY 20, 2025 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, MALCOLM MOLINE, LOUISE SHOCKEY AND ROBERT WARE.

MEGHAN JENNINGS, PATRICIA POEHL, KARLAN SMITH, RENITA ODRICIL AND JOHN DUNKLEMAN WERE ALSO PRESENT

PRESIDENT LEHMANN CALLED THE MEETING TO ORDER AND DECLARED A QUORUM PRESENT AT 9:57 A.M.

EACH DIRECTOR WAS PROVIDED A COPY OF THE MINUTES OF THE REGULAR MEETING HELD APRIL 15, 2025. WITH NO CORRECTIONS, PRESIDENT LEHMANN DECLARED MINUTES APPROVED AS WRITTEN. SECOND BY DIRECTOR WARE.

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

FINANCIAL REPORT WAS GIVEN TO BOARD MEMBERS TO REVIEW. MOTION MADE BY PRESIDENT LEHMANN TO APPROVE, SECOND BY SECRETARY SHOCKEY. MOTION PASSED

NEW BUSINESS:

- A. HOA PRESIDENT AND HOA SECRETARY GAVE PRESENTATION REGARDING AIR B&B'S IN THE NEIGHBORHOOD
  - a. CANNOT BE PROHIBITED, UNLESS SPECIFIED IN BYLAWS
  - b. CANT REALLY CHARGE EXTRA, NOT REGULATED BY STATE
  - c. BASICALLY, UP TO THE SPECIFIC ENTITY IF WANT TO TRY TO CHARGE MORE
- B. MAINTENANCE REPORT
  - a. KARLAN DID NOT HAVE MUCH TO REPORT
  - b. TCEQ DID HAVE A VIOLATION REGARDING LIMBS AND VINES ON BACKSIDE OF WATER PLANT, WILL NEED TO GET REMOVED
  - c. TRACTOR HAS A HYDRAULIC LEAK IN BACKHOE
- C. OPERATOR REPORT

- a. DUSTIN WAS NOT ABLE TO ATTEND, HAD A LEAK IN ANOTHER AREA TO REPAIR
- b. NEW METERS SHOULD BE ABOUT 5 WEEKS OUT
- c. TCEQ INSPECTION WENT WELL, EXCEPT FOR THE ABOVE-MENTIONED VINES AT THE WATER PLANT.

D. OFFICE MANTER REPORT

- a. DEBT COLLECTED: \$1452.16
- b. AUDIT SCHEDULED FOR 6-10-25
- c. PROPERTY SOLD:
  - i. 4/13/25 RYCHETSKY TO KASTER 524 BIRCH HILL LANE
  - ii. 4/24/25 SMITH TO GERKEN 316 WOODVINE LANE
  - iii. 4/28/25 SUEHS TO DENNEY 435 LEANING OAK LANE
  - iv. 4/29/25 BRUNNER TO BRUNNER 323 RIPPLE CREEK LANE
- d. WRITE OFF BAD DEBT
  - i. ACCOUNT #602, \$394.00.
  - ii. PROPERTY WAS A STANDBY, AND SOLD TO PROPERTY OWNER NEXT DOOR, AND BECAME EXEMPT.
  - iii. BOARD APPROVED WRITE OFF

E. RATES FOR MAINTENANCE

- a. FOR WORK DONE REPLACING LIGHTS IN OFFICE, KARLAN NEEDS TO GIVE INVOICE TO BOARD TO APPROVE EXTRA HOURS WORKED.

F. GRANT/METER UPDATE

- a. DISCUSSED IN THE OPERATORS REPORT

G. SIGNING ATT CONTRACT

- a. SENT TO ATTORNEY TO REVIEW, WILL CALL SPECIAL MEETING TO SIGN THE FINAL DOCS ONCE THE ATTORNEY REVIEWS

COMMENTS FROM THE BOARD/FLOOR:

BCVFD FUNDRAISER ON JULY 5TH, 2025

WITH NO FURTHER BUSINESS, PRESIDENT LEHMANN ADJOURNED THE MEETING AT 11:20 AM

  
PRESIDENT MELVIN LEHMANN

  
SECRETARY LOUISE E. SHOCKEY