

Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday, January 22, 2026 at 7:00 PM at 10224 Fairview Drive, Conroe, TX 77385.

1. Call meeting to order by presiding officer.

Meeting called to order by President David Schoop at 7:00 PM.

2. Roll Call of Directors and establish a quorum.

Director Whorley took Roll Call. Director Cassandra Merceri, Director Steve Mitschke, Director Jorge Ochoa, Director David Schoop, and Director Lacie Whorley were all present. Also in attendance were Darcy Tramm of A-1 Utility; Emily Forswall of Coats Rose P.C., the District's General Counsel; Loren Clark of L & S District Services, the District's Bookkeeper; Lesley Reel of L Squared, the District's Engineer; Becky Godell; Paul Garcia for 10406 Longleaf; Daniel & Julie Marrs of 1021 Chateau Woods Pkwy; Terry Price of 520 Tallow; Maureen Golden; Al Jones for 10899 Redbird; and Stan Stewart of 10223 Fairview.

3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag.

No action

4. Discuss and take possible action to approve the minutes from the October 23, 2025, November 20, 2025 and December 18, 2025 regular meetings.

Director Ochoa made a motion to approve the minutes subject to the attorney's edits. Director Schoop seconded the motion, and all voted in favor. Motion carried.

5. Comments from the Public.

No comments.

6. Comments from the Directors.

Director Mitschke was contacted by a representative at Mark Keough's office. Director Mitschke had a conversation with Mark Keough and another county official regarding a complaint that Keough's office received from the Hospital District about traffic issues in our community due to the train. Judge Keough is trying to get as much information as possible so he can go to Commissioner Matt Grey to help solve our traffic issues. Director Mitschke advised them to quit selling all the available land around us and approving them filling in the flood zones. All the building is causing egress issues which has caused a patient to be passed between train cars on a stretcher. Mr. Keough thanked Director Mitschke for his time and all the information he provided stating he had some people he needed to get in contact with.

Discussion continued on the Commissioners' meeting in December regarding the grant for flood mitigation that was discussed in December. The area that was deemed most necessary for Chateau Woods is the SE corner of Springwood Dr by the baseball field where there is not a flooding issue. Directors Mitschke and Schoop met with two of the county engineers to inform them that the proposal is incorrect and that the S curve and Fairview and Ashway has the greatest need.

Directors also presented a complaint from Pinewood that lawn crews are blowing leaves into ditches instead of bagging them up and that one crew threw 8 bags of yard debris into the ditch on Pinewood just before Sunset.

Finally it was discussed that Beautiful Minds Nursing home at 10943 Redbird was sold to new people and has hazardous waste in trash bags in the street, gloves in the yard and ditches, and vehicles blocking driveways.

7. Discuss and take possible action on request from Mr. Marrs at 1021 Chateau Woods Pkwy regarding leak adjustment on water bill for service from November 25, 2025 to December 25, 2025.

The District's Operator detected the leak and informed homeowner who took care of the issue immediately. Director Schoop made a motion to write off all usage apart from LSGCD reducing the bill to \$94.09. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

8. Presentation of draft 2024/2025 financial audit by McCall Gibson Swedlund Barfoot Ellis PLLC.

No action.

9. Discuss and take possible action to accept 2024/2025 financial audit of the District.

Director Mitschke made a motion to accept 2024/2025 financial audit of the District. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

10. Discuss and take possible action to accept bookkeeper's report for December 18th to January 25th and approve payment of bills.

Director Mitschke made a motion to approve the bookkeeper's report. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

11. Discuss and take possible action on meeting with White Oak Homeowners Association about work to be done in drainage flow area.

The VP of White Oak has spoken with Director Schoop and agreed to work with Chateau Woods and Precinct 4 from their property line to the detention pond to clear/clean the creek of debris.

12. Discuss and take possible action on the following Engineering Matters:

a) Well plugging for 4" well at water plant #1

The well did not budge. We are going to have to get a bigger rig to pull the pipe.

b) Updates on developments in the District

Impact fee payment received and delivered to the bookkeeper on 12/23. A 5-year report was rerun for capacity/connections. With projected growth, we need to look at a new well to bring the capacity below 85%.

c) Wastewater Plant rehabilitation project

L Squared, and District's attorneys have a call scheduled for the week of Jan. 26 to discuss the next steps on the blower in terms of insurance. There may also be a site visit with the Operator to the clarifier of the bullseye plant due to the blower arm being wonky and needing an adjustment.

d) New and other ongoing Engineering projects or approvals

Task Order for GST draining, cleaning, and inspection on/at Water Plant #2. One bid has been received at \$4000 per tank and asking for two more bids. Once inspected, there will be a list of recommendations.

Director Ochoa made a motion to approve the Task Order for \$1,975. Director Mitschke seconded the order, and all voted in favor. Motion carried.

13. Discuss and take possible action on any previous or new deed restriction complaints, including

a) 426 Springwood -- unkempt yard (Attorney to mail out letter with fine)

Fine letter sent. Table until February 26 meeting

b) 10807 Fairview – discharge of gray water into open ditch (Attorney to mail out letter)

Attorney sent letter to resident's attorney, no response. Table until February 26 meeting

c) 1204 Chateau Woods Pkwy – parking on District property (District to send letter)

No action

d) Any new deed restriction complaints

1) 519 Tallow – construction materials in driveway

District to send letter

Director Mitschke made a motion to have a letter sent to 519 Tallow asking to remove construction materials. Director Whorley seconded the motion, and all voted in favor. Motion carried.

14. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation

a) Lot 2B and a portion of Lot 2C, Block 10, Lake Chateau Woods Section 7 for Paul Garcia – 10406 Longleaf

Director Mitschke made a motion to approve. Director Ochoa seconded, and all voted in favor. Motion carried.

b) Lot 30B, Block 6, Lake Chateau Woods Section 7 for Al Jones – 10899 Redbird

Director Mitschke made a motion to approve. Director Ochoa seconded, and all voted in favor. Motion carried.

15. Discuss and take possible action on extension requests for the following plumbing permits:

a) Stan Stewart @ 10223 Fairview Drive (approved 05/22/2025 – extended until 01/22/2026)

Director Schoop made a motion to grant an extension until March 26, 2026. Director Ochoa seconded the motion with Director Whorley voting in favor. Director Merceri voted no and Director Mitschke abstained. Motion carried.

16. Discuss and take possible action on the following items at District Park at 10224 Fairview Drive

a) Status of insurance claim for damage to fence and electric pole for ballpark

Table until February 26, 2026 meeting.

b) Electrical bids to run power to new shade structure

Director Mitschke made a motion to approve Director Schoop spending up to \$3000 on the electrical work. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

17. Discuss and take possible action on monthly building rental report.

White Oak HOA will use the building one Monday a month with only one that is undecided. Deposit has been received. Director Mitschke made a motion to approve the rental report. Director Ochoa seconded, and all voted in favor. Motion carried.

18. Discuss and take possible action on December 2025 operations report: including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing.

Director Mitschke made a motion to approve the operations reports. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

19. Discuss and take possible action on steps to transfer web domain to the District and review options for web page hosting.

Table until February 26, 2026 meeting.

20. Discuss and take possible action an update of FEMA lots in the District

FEMA lots have the culverts set. 721 Chateau Woods Pkwy will be a regular park without a fence, and Lakewood will be the dog park with fencing. Mr. Bennett and Solomon will donate wood chips for the dog park. Director Mitschke made a motion to approve a spending limit up to \$5,000 for the two new parks. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

21. Discuss and take possible action on any new or ongoing legal matters

a) Consider entering into executive session to discuss pending litigation.

No action.

b) Hear an update on Starter Homes litigation and consider taking action.

Hearing is set for February. The MUD has received \$15,000 of the \$20,000 owed to us. The District's attorney recommends accepting the amount received so far and withdrawing the lawsuit.

Director Schoop made a motion to withdraw the litigation with Starter Homes.

Director Mitschke seconded the motion, and all voted in favor. Motion carried.

c) Hear and update on 1410 Glen Oaks Dr. drainage and consider taking action.

This property went into foreclosure and had transferred hands without the drainage inspection. The swale only affects the two Starter Homes properties. NO action was taken.

22. Discussion of any items to be included in next meeting's agenda (February 26, 2026)

13 a. 426 Springwood – attorney letter; 13 b. 10807 Fairview – attorney letter; 13 d1. 519 Tallow – district letter; 16 a. insurance claim; 10943 Redbird – trash, vehicles blocking driveways; 711 Pinewood – construction debris; 19. Web domain

23. Adjourn

Director Whorley made a motion to adjourn the meeting. Director Mitschke seconded the motion, and all voted in favor. Motion carried. Meeting adjourned at 9:01 PM.

Meeting minutes prepared by Director Lacie Whorley