

Notice is hereby given that Chateau Woods Municipal Utility District Board of Directors will meet for a regular meeting at 10224 Fairview Drive, Conroe, Texas 77385 on

Thursday, July 24, 2025 at 7:00 PM

DOC# 25-1335

MEETING AGENDA

POSTED

07/21/2025 02:59PM

Rosio Munoz

L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

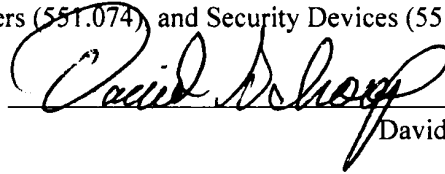
1. Call meeting to order by presiding officer
2. Roll Call of Directors and establish a quorum
3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag
4. Discuss and take possible action to approve the minutes from the June 26, 2025 regular meeting
5. Comments from the Public
6. Comments from the Directors
7. Discuss and take possible action to accept bookkeeper's report for June 26th to July 24th and approve payment of bills.
8. Discuss and take possible action on the following Engineering Matters:
 - a) Update on Water Plant No. 3
 - b) Updates on developments in the District
 - c) Wastewater Plant rehabilitation project
 - d) New and other ongoing Engineering projects or approvals
9. Discuss and take possible action on any previous or new deed restriction complaints, including
 - a) 10917 Oriole Place – Drainage pipe installed through back of lot, water backing up onto neighbor
 - b) 1335 Glen Oaks – Construction work outside of hours allowed in Rate Order – new complaint filed by resident on 07/01/2025 about concrete delivery on 06/19/2025 at 3:00 AM
 - c) 308 Chateau Woods Pkwy – no structure of a temporary character shall be used on a lot/driveway at any time. No dumping grey water on/in driveway or ditch (District letter sent 06/30/25)
 - d) 304 Chateau Woods Pkwy – unkempt yard, trash visible from street (District letter sent 06/30/25)
 - e) 532 Cactus - unkempt yard, trash visible from street (District letter sent 06/30/25)
 - f) 608 Cactus - unkempt yard, trash visible from street (District letter sent 06/30/25)
 - g) 1500 Ashway – nuisance, complaints about loud music and lights (Attorney directed to send letter)
 - h) Any new deed restriction complaints
 - 426 Springwood – unkempt yard
10. Discuss and take possible action on short term rentals within the District boundaries
11. Discuss and take possible action on any new or ongoing legal matters
 - a) Hear an update on West side/Springwood drainage mitigation and consider taking action thereon
12. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation
 - a) Lot 1-B, Block 5, Lake Chateau Woods Section 4 for Travis Glenn (510 Cactus)
13. Discuss and take possible action on proposals for work at District facilities
 - a) Kiddie Cushion at Fairview Park
 - b) Borders around Hunter's Lake Park equipment
 - c) Security at water plant #1 and wastewater treatment plant
 - d) Addition of gravel at water plant #3
14. Discuss and take possible action on extension requests for the following plumbing permits:
 - a) Tepuy Designs LLC @ 1420 Flamingo (approved 07/25/2024 – extended until 07/24/2025)
 - b) Martinez @ 10424 Lakewood (approved 07/25/2024 – extended until 07/24/2025)
15. Discuss and take possible action on monthly building rental report

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Board of Directors Meeting
July 24, 2025**

16. Discuss and take possible action on June 2025 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
17. Discussion of any items to be included in next meeting's agenda (August 28, 2025)
 - a) Request for 6 month plumbing permit extension from builder at 1335 Glen Oak
 - b) Set calendar for adoption of 2025 property tax rate (public hearings and setting the rate)
 - c) Review of District insurance renewal (10/01/2025 renewal date)
18. Adjourn

Rules for Adjournment into Executive Session

If necessary, during the meeting, the Board may adjourn to executive session, in conjunction with Texas Open Meetings Act (Chapter 551), and return to open session to take action on matters addressed in Executive Session [Note: Board of Directors may meet in Executive Session to discuss: Attorney-client matters (551.071), Real Property (551.072), Personnel Matters (551.074), and Security Devices (551.076)]



David Schoop, President
Board of Directors
Chateau Woods Municipal Utility District

POSTING CERTIFICATE

Agenda posted at Montgomery County Courthouse, Main Entrance to Chateau Woods, and A-1 Utility Office.

It is hereby certified that a true and correct copy of this Agenda was posted at a place convenient to the public at all times prior to 4:00 PM on July 21, 2025.

