

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, August 22, 2024 at 7:00 PM

MEETING AGENDA DOC# 24-1669
POSTED

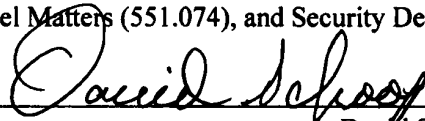
08/19/2024 03:09PM
Shelby Curry
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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 July 25, 2024 regular meeting
5. Comments from the Public
6. Comments from the Directors
7. Discuss and take possible action on adjustment request from Angela Jones at 1615 Beech due to leak on customer service line caused by Hurricane Beryl.
8. Discuss and take possible action on comments from Keith Polk on the following items:
short term rentals, the new FEMA flood map and outflowing drainage in his section.
9. Discuss and call a public hearing on proposed 2024 tax rate and authorize publishing notice thereof.
10. Discuss and take possible action to accept bookkeeper's report for July 25th to August 22nd and approve payment of bills.
11. Discuss and take possible action on approving agreement with interim building manager for District office rentals
12. Discuss and take possible action on monthly building rental report
13. Discuss and take possible action on CenterPoint natural gas in Lake Chateau Woods.
14. Discuss and take possible action on any previous or new deed restriction complaints, including:
 - a) Discuss form letter procedure, including setting a policy for completion of letters at Board meeting.
 - b) 10555 Fairview – debris/trash visible from the street (letter mailed 07/29/2024)
 - c) 10508 Westgate – Unkempt yard (letter mailed 07/29/2024)
 - d) 426 Springwood – Unkempt yard (letter mailed 07/29/2024)
 - e) Any new deed restriction complaints
15. Discuss and take possible action to amend the District's Rate Order regarding the sewer rate.
16. Discuss and take possible action on any new or ongoing legal matters, including:
 - a) Approve Election Services Agreement and Joint Election Agreement with Montgomery County.
 - b) assessment of fines against Starter Homes of Texas, LLC for violations of the District Amended Rate Order at their construction sites at 1410 & 1452 Glen Oaks (Rules and Regulations Section 31 A1, A2 & A5)
 - c) Discuss and authorize correspondence to residents regarding removing vegetation in drainage areas.
 - d) Discuss Fees of Office and consider adopting Resolution Regarding Fees of Office
17. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation:
 - a) Lot 3A, Block 2, Lake Chateau Woods Section 2 for Stonewood Landmark
 - b) Lot 3B, Block 2, Lake Chateau Woods Section 2 for Stonewood Landmark
 - c) Lot 2, Block 1, Flamingo Residences (1424 Flamingo) for Jose Vegas
 - d) Lot 18A, Block 3, Lake Chateau Woods Section 6 for Lyndon Lozano
 - e) Lot 13B, Block 3, Lake Chateau Woods Section 7 for Rogelio Ibarra

18. 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) Renewal of TCEQ Wastewater Discharge Permit
 - e) West Side Drainage Mitigation Study
 - f) New and other ongoing Engineering projects or approvals
19. Discuss and take possible action on July 2024 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
20. Discuss and take possible action on District Insurance Renewal and New Cyber Coverage
21. Discuss and take possible action on contract renewal with A-1 Utility and Construction Services, Inc for District operations and billing for a period of 2 years effective October 1, 2024.
22. Discussion on upcoming 10/01/2024 to 09/30/2025 District budget
23. Discussion of any items to be included on next meeting's agenda (September 19, 2024)
24. 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 22, 2024.

