

**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, November 21, 2024 at 7:00 PM**

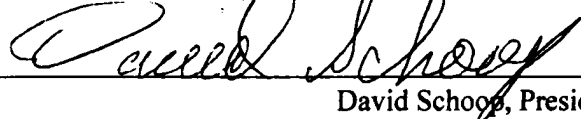
## **MEETING AGENDA (UPDATED)**

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. Reconstitute Board officer positions following November 5, 2024 election results.
5. Discuss and take possible action to approve the minutes from the August 22, 2024, September 19, 2024, October 24, 2024 regular meetings and November 18, 2024 Special Meeting
6. Comments from the Public
7. Comments from the Directors
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) Renewal of TCEQ Wastewater Discharge Permit
  - e) West Side Drainage Mitigation Study (FEMA flood map and outfall drainage in the District)
  - f) Possible acceptance of infrastructure in Phase 1B of The Reserve at Sleepy Hollow (West side)
  - g) New and other ongoing Engineering projects or approvals
9. Discuss and take possible action to accept bookkeeper's report for October 24<sup>th</sup> to November 21<sup>st</sup> and approve payment of bills.
10. Discuss and take possible action on monthly building rental report
11. Discuss and take possible action on any previous or new deed restriction complaints, including
  - a) 1119 Chateau Woods Pkwy – Unkempt yard, trash visible from the street
  - b) 312 Chateau Woods Parkway – Resident dumping cut up tree in center median-Resolved
  - c) Any new deed restriction complaints
12. Discuss and take possible action on any new or ongoing legal matters, including:
  - a) Discuss and consider taking action relating to amending Deed Restrictions
  - b) If necessary, annexation agreement for residential development at 816 Chateau Woods Pkwy
  - c) If necessary, ongoing issues with Starter Homes of Texas, LLC
13. Discuss and take possible action on invoice to 3M Tree Services for damage done to manhole near 10556 Longleaf
14. If necessary, discuss and take possible action on “vegetation” letters sent to property owners along White Oak Creek West
  - a) Lot 23 on Beech – letter sent on October 21, 2024 (has been cleared)
15. Discuss and take possible action on installation of concrete pads for park shade structure and portable bathrooms.
16. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation
  - a) Lot 42B, Block 6, Lake Chateau Woods Section 7 on Mockingbird Place for Build Co
17. Discuss and take possible action on October 2024 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
  - a) Possible action on adjustment for September & October usage at 10950 Fairview Drive
18. Discussion of any items to be included in next meeting's agenda (December 19, 2024)
19. Adjourn

DOC# 24-2250  
POSTED  
11/18/2024 12:27PM  
Maraena Durrenberger  
L. BRANDON STEINMANN, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

**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 November 18, 2024.

