

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, December 18, 2025 at 7:00 PM

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T. BEANBROSKE TUNNAN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

MEETING AGENDA

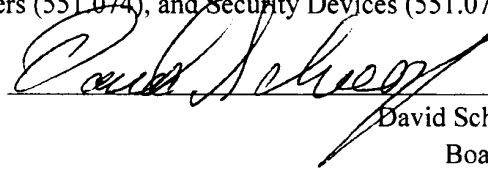
1. Call meeting to order by presiding officer
2. Roll Call of Directors and establish a quorum
3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag
4. Discuss and take possible action to approve the minutes from the October 23, 2025 and November 20, 2025 regular meetings
5. Comments from the Public
6. Comments from the Directors
 - a. Montgomery County Precinct #4 meeting recap
7. Discuss and take possible action to accept bookkeeper's report for November 20th to December 18th and approve payment of bills.
8. Discuss and take possible action on the following Engineering Matters:
 - a) Well plugging for 4" well at water plant #1
 - 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) 532 Cactus - unkempt yard, trash visible from street
 - b) 426 Springwood – unkempt yard (Attorney to mail out letter)
 - c) 10807 Fairview – discharge of gray water into open ditch (given until December 18, 2025 to comply)
 - d) 1327 Beech – business sign in yard (District mailed out letter November 25th)
 - e) Any new deed restriction complaints
10. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation
 - a) Revision to front elevation for Lot 2, Block 1, Flamingo Residences for Adams Designers – 1424 Flamingo
 - b) Lot 3, Block 1, Flamingo Residences for Adams Designers – 1428 Flamingo
11. 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 12/18/2025)
 - b) Stan Stewart @ 10223 Fairview Drive (approved 05/22/2025 – extended until 12/18/2025)
 - c) Jose Oyoque @ 10735 Fairview (approved 7/22/2021 – extended until 12/18/2025)
 - d) Abigail Lazano @ 10802 Fairview (approved 08/22/2024 – extended until 12/18/2025)
 - e) Maurice Lazo @ 10604 Longleaf (approved 6/26/2025 – expires 12/18/2025)
12. 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
 - b) Review replacement costs for park equipment to be added to insurance policy
13. Discuss and take possible action on monthly building rental report
14. Discuss and take possible action on November 2025 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing

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Board of Directors Meeting
December 18, 2025**

15. Discuss and take possible action on steps to transfer web domain to the District
16. Discuss and take possible action on any new or ongoing legal matters
 - a. Starter Homes of Texas update, if necessary
17. Discussion of any items to be included in next meeting's agenda (January 22, 2026)
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 December 12, 2025.

