

**Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday
April 24, 2025 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 Lacie Whorley took roll call. Director Cassandra Merceri, Director David Schoop, and Director Lacie Whorley were all present. Director Steve Mitschke and Director Jorge Ochoa were absent.

Also in attendance were Darcy Tramm and Derick Dickmann of A-1 Utility; Mallory Craig of Coats Rose P.C., District's General Counsel; Lesley Reel of L Squared Engineering, District's Engineer; Loren Clark of L & S District Services, District's Bookkeeper.

Public in attendance was Mr. John Allen of White Oak.

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

No action

4. Discuss and take possible action to approve the minutes for the March 27, 2025 regular meeting.

Deferring April 10, 2025 Special Meeting Minutes until May meeting. Director Schoop made a motion to approve the March 27 Minutes. Director Merceri seconded and all voted in favor. Motion carried.

5. Comments from the Public.

Mr. Allen attended the March 27 meeting at the Tamina Community park that Precinct 4 Commissioner Matt Gray hosted. Matt Gray wanted to introduce their department and what they are working on in Precinct 4. They discussed some projects including traffic and drainage. Tamina Outfall Improvement Project Drainage is a project that Precinct 4 received money from The American Rescue Plan Act 2021. The money had to be earmarked by Dec. 2024 and spent by Dec. 2026. The plan is to have two 16-inch pipes dump into Falvey Lake without containment.

6. Comments from the Directors.

Concerned neighbor emailed in regard to 304 Chateau Woods Pkwy not having a fence around the pool. A kid fell in while the homeowner was home. Young man that tore up the grass at Fairview denied doing it and then refused to pay for the damage stating it was too expensive. The case has been turned over to the District Attorney.

7. Discuss and take possible action to accept the bookkeeper's report for March 27th to April 24th and approve payment of bills.

Check for Urban development \$365,483.20, director fees, garbage service, and maintenance and operation for March. Director Whorley made a motion to approve the bookkeepers report. Director Schoop seconded the motion and all voted in favor. Motion carried.

8. Annual review of Investment Policy and Appointing Investment Officer.

Director Schoop made a motion to approve the amended and restated order of the Investment Policy. Director Whorley seconded the motion and all voted in favor. Motion carried.

9. Convene into executive session under Section 551.071 of the Texas Open Meetings Act to confer with the District's attorney and engineer regarding

- a) West side/Springwood drainage mitigation study**
- b) Ongoing issues with Starter Homes of Texas, LLC.**
- c) Damage done to District park at 10224 Fairview Dr.**

No need to enter executive session.

10. Reconvene into open session to take possible action on matters discussed in executive session.

No action

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

- a) Drainage issues from 11002 Sleepy Hollow into White Oak subdivision**

No news – remove from agenda

- b) Update on Water Plant No. 3**

WW Payton has scheduled a walk through/start up.

- c) Updates on developments in the District**

No news

- d) Wastewater Plant rehabilitation project**

Sarentec has some cleanup items to finish. Electrical work for the generator needs to be completed. Urban Development plans to coat the lift station April 25. Five pay apps for Sarentec totaling \$82,725.30 and Urban Development totaling \$365,483.20. The whole plant should be completed by the May 2025 meeting.

Director Schoop made a motion to approve all of the pay apps for Sarentec and Urban Development. Director Merceri seconded the motion and all voted in favor. Motion carried.

- e) Ratify action taken to approve scope and cost changes for wastewater treatment plant rehabilitation**

Director Schoop made a motion to ratify the action taken to approve the scope and cost changes for the wastewater treatment plant. Director Whorley seconded the motion and all voted in favor. Motion carried.

- f) New and other ongoing Engineering projects or approvals**

Ms. Reel compiled a breakdown of the current budget year with the items that we have on our 5-year plan. The digester repainting was not on the budget plan nor was the high strength paint for the inside of the treatment plant. The total cost was \$143,131.80. Removing Springwood drainage plan from the budget and adding the above cost has us coming in under budget for 2024-2025.

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

a) 1119 Chateau Woods Parkway – Unkempt yard, trash visible from the street

Table until next meeting – attorney has mailed letter to resident.

b) 10740 Twin Oaks – Unkempt yard, trash visible from the street (District letter sent March 5, 2025)

Table until May meeting – resident is in the process of cleaning it up

c) 10406 Chateau Lane – Possibly more than one residence on water/sewer tap

The resident is unrestricted and has two taps. One on Chateau Ln for the salon and one on Lakewood for the camper/RV. If they want to add another camper/RV, they will have to get an additional tap.

d) Any new deed restriction complaints

10802 Fairview needed a dumpster and built a wood crate to contain trash and debris. Wood crate/box is okay.

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

Director Schoop made a motion for Ms. Craig to order a second seal for her office.

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 the Engineer's recommendation

a) Lot 44-B, Block 6, Lake Chateau Woods Section 7 on Mockingbird Place for The Build Co.

Builder is changing the color and material/design of the house so it doesn't look like the other two. Director Schoop made a motion to approve the updated plans. Director Whorley seconded the motion and all voted in favor. Motion carried.

b) Lot 11-A, 11B-1, Block 2 Lake Chateau Woods at 10223 Fairview Drive for Stan Stewart

Director Schoop made a motion to approve the plans. Director Mercer abstained. Without 3 votes the item moves to next month's agenda.

15. Discuss and take possible action on proposals for work at District parks

a) Kiddie Cushion at Fairview Park

b) Borders around Hunter's Lake Park equipment

No quotes received for either. Table until May meeting.

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

a) Build Co @ 10911 Mockingbird (approved 9/19/2024 – extended until 4/24/2025)

Need to re-grade for drainage.

Director Schoop made a motion to grant a 30-day extension. Director Merceri seconded the motion and all voted in favor. Motion carried.

b) Tepuy Designs LLC @ 1420 Flamingo (approved 07/25/2024 – extended until 4/24/2025)

Needs to sign an easement form and get CSA inspection.

Director Schoop made a motion to extend it until May 22 and have the attorney send him a letter. Director Merceri seconded the motion and all voted in favor. Motion carried.

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

The report looks great. Director Schoop made a motion to approve the report. Director Whorley seconded the motion and all voted in favor. Motion carried.

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

Director Schoop made a motion to approve the operations report. Director Merceri seconded the motion and all voted in favor. Motion carried.

19. Discussion of any item to be included in next meetings agenda (May 22, 2025)

Special Meeting Minutes

12 A 1119 Chateau Woods Parkway

12 B 10740 Twin Oaks

14 B 10223 Fairview for Stan Stewart

15 A & B

20. Adjourn

Director Merceri made a motion to adjourn the meeting. Director Schoop second and all voted in favor. Motion carried and meeting adjourned at 8:13 PM.

Meeting Minutes prepared by District secretary Lacie Whorley.