

**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, April 24, 2025 at 7:00 PM**

MEETING AGENDA

DOCH# 25-0741

POSTED

04/21/2025 03:40PM

Aallee Hanson

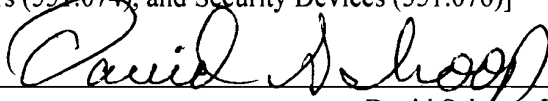
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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 March 27, 2025 regular meetings
5. Comments from the Public
6. Comments from the Directors
7. Discuss and take possible action to accept bookkeeper's report for March 27th to April 24th and approve payment of bills.
8. Annual review of Investment Policy and Appointing Investment Officer
9. Convene into executive session under Section 551.071 of the Texas Open Meetings Act to confer with 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 Drive
10. Reconvene into open session to take possible action on matters discussed in executive session.
11. Discuss and take possible action on the following Engineering Matters:
 - a) Drainage issues from 11002 Sleepy Hollow into White Oak subdivision
 - b) Update on Water Plant No. 3
 - c) Updates on developments in the District
 - d) Wastewater Plant rehabilitation project
 - e) Ratify action taken to approve scope and cost changes for wastewater treatment plant rehabilitation
 - f) New and other ongoing Engineering projects or approvals
12. 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) 10740 Twin Oaks – Unkempt yard, trash visible from the street (District letter sent March 5, 2025)
 - c) 10406 Chateau Lane – Possibly more than one residence on water/sewer tap
 - d) Any new deed restriction complaints
13. Discuss and take possible action on any new or ongoing legal matters
14. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation
 - a) Lot 44-B, Block 6, Lake Chateau Woods Section 7 on Mockingbird Place for The Build Co
 - b) Lot 11-A, 11B-1, Block 2 Lake Chateau Woods 06 at 10223 Fairview Drive for Stan Stewart
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
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)
 - b) Tepuy Designs LLC @ 1420 Flamingo (approved 07/25/2024 – extended until 4/24/2025)
17. Discuss and take possible action on monthly building rental report

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
19. Discussion of any items to be included in next meeting's agenda (May 22, 2025)
20. 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 April 21, 2025.

