

Chateau Woods Municipal Utility District Board meeting minutes

Meeting held at 10224 Fairview Drive, Conroe, Texas 77385

Thursday, April 25, 2024 at 7:00pm

1. Call meeting to order by presiding officer.

Meeting called to order by presiding officer President David Schoop at 7:00pm.

2. Roll Call of Directors and establish a quorum.

Director Merceri took roll call. Director Cassandra Merceri, Director David Schoop, Director Shane Ramsour, Director Lance Shannon, and Director Lacie Whorley were all present.

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

Public in attendance were Pedro Ramirez 10512 Chateau Ln, John A 11720 Great Oaks, Maureen Golden.

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

No action.

4. Discuss and take possible action to approve the minutes from the March 28, 2024 regular meeting.

Table to next meeting, District's Counsel didn't have a chance to review minutes.

5. Comments from the Public.

No comments.

6. Comments from the Directors.

Director Ramsour discussed current construction add on projects within the District, noting that where there are no plumbing so no changes there is no need for the property owner to get permits. Director Schoop addressed the flushable wipes, paper towels etc., that have been causing backups in the District's facilities. He noted that sewer costs are increasing, and a discussion ensued about solutions at the treatment plant.

7. Discuss and take possible action to accept bookkeeper's report for March 28th to April 25th and approve payment of bills.

Director Whorley made motion to approve and accept the bookkeeper's report for March 28th to April 25th and approve payment of bills Director Ramsour seconded and all in voted in favor. Motion carried.

8. Discuss and take possible action on monthly building rental report.

Director Schoop made a motion to approve the monthly building rental report Director Ramsour seconded and all voted in favor. Motion carried.

9. Discuss and take possible action on CenterPoint natural gas in Lake Chateau Woods.

Director Ramsour made a motion to have Director Merceri construct a letter with a survey directed to the residents to see if CenterPoint natural gas is wanted in the neighborhood, in addition the letter will let residents aware of items that are not safe for the sewer system Director Whorley seconded, and all voted in favor. Motion carried.

10. Discuss and take possible action on assessment for 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).

Director Schoop made a motion to authorize Mallory Craig MUD board general counsel to continue to accumulate the violation fees till she has heard form Starter Homes Director Ramsour seconded, and all voted in favor. Motion carried.

11. Discuss and take possible action on any new deed restriction complaints:

a. 1527 Glen Oaks- debris/trash visible from the street.

b. 1612 Beech- debris/trash visible from the street.

A. Director Schoop made a motion to have Director Merceri write a letter to resident Director Ramsour seconded, and all voted in favor. Motion carried.

B. Director Schoop made a motion to have Director Merceri write a letter to resident Director Ramsour seconded, and all voted in favor. Motion carried.

12. Discuss and take possible action on request from Pedro Rameriez (10512 Chateau Lane) regarding drainage issues.

No action.

13. Discuss and take possible action on membership in the American Water Board Directors Association.

Director Schoop made a motion to join the American Water Board Directors Association Director Whorley seconded, and all voted in favor. Motion carried.

14. Discuss Springwood Drive drainage issue and consider taking action thereon, including adopting a Resolution Declaring a Public Necessity and authorizing attorney and engineer to begin eminent domain proceedings.

Director Shannon made a motion to adopt the Resolution Declaring a Public Necessity and beginning eminent domain proceedings for property S656005 Lake Chateau Woods 05, Block 5, Lot 2-A Director Schoop seconded, and all voted in favor. Motion carried.

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

No action.

16. Discuss and take possible action on annual review of District Drought Contingency plan.

Director Ramsour made a motion to make no changes to the District Drought Contingency plan, Director Whorley seconded, and all voted in favor. Motion carried.

17. Discuss and take possible action on new construction for the following properties based on Engineer's bulk recommendations:

a. Lot 10, Block 8 of Lake Chateau Woods Section 7 (1416 Beech) for Stonecreek Builders

A. Director Ramsour made a motion to approve the new construction at 1416 Beech with the contingency they supply an elevation certificate, a drainage elevation report and for a silt control reminder to be given. Director Shannon seconded, and all voted in favor. Motion carried.

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. District Overall Water & Sewer Maps.

f. New and other ongoing Engineering projects or approvals.

A. The proposal to update the hydrogeologic report was sent to the well driller.

- B. Message to be sent by the Engineer to Bali Star about replacing and maintaining silt fencing around its property.
- C. Director Schoop made a motion to approve maintenance to the wastewater plant to not exceed \$650,000 by Senatec. Director Whorley seconded the motion, and all voted in favor. Motion carried.
- D. Administrative comments on the permit application were addressed and resubmitted to TCEQ on 4/22. No action was taken.
- E. District Overall Water & Sewer maps were supplied. No action was taken.
- F. Director Ramsour made a motion to have L2 speak to DD6 and do a study on detention pond in areas where the board is requesting Eminent domain Director Whorley seconded, and all voted in favor. Motion carried.

19. Discuss and take possible action on security system at water plant #3.

No action.

20. Discuss and take possible action on March 2024 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing.

Director Schoop made a motion to include the letter about items not to be disposed in sewer system with the District's CCR. Director Shannon seconded, and all voted in favor. Motion carried.

21. Discussion of any items to be included on next meeting's agenda.

Approval of minutes for March, deed restriction letters, letter of CenterPoint with items not to be disposed in sewer system, Starter homes.

22. Adjourn.

Director Ramsour made a motion to adjourn the meeting Director Whorley seconded all in favor. Motion carried. Meeting Adjourned at 8:54pm.

Minutes prepared by Director Merceri, Board Secretary