

**Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday, August 28, 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 Whorley took roll call. Director Cassandra Merceri, Director Steve Mitschke, Director Jorge Ochoa, Director David Schoop, and Director Lacie Whorley were all present. Also in attendance were Darcy Tramm and Derick Dickmann of A-1 Utilities; Emily Forswall of Coats Rose P.C., District's General Counsel; Lesley Rell of L2 Engineering, District's Engineer; Loren Clark of L&S District Services, District's Bookkeeper; Becky Godell, MD building manager; Kevin Farrar of Best Trash; Jogn Allen of 11720 Great Oak, Maureen Golden, Kim Hendrix of 810 Springwood, Julio Ortiz – Springwood property, Terry Price of Tallow, Milton Jones of 605 Chateau Woods Pkwy, Travis Glenn – 510 Cactus, Ashley Avery – 1335 Glen Oaks.

**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 July 24, 2025 regular meeting.**

Director Schoop made a motion to approve the minutes. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

**5. Comments from the Public.**

Kim Hendrix back property line is on the Entergy easement and over 186 sq feet on Chateau Woods/Hunter's Lake easement. She is requesting that the MUD give her a variance so she can sell the property. The back fence cannot be moved due to a propane tank and a pool. When the fence was built, it was angled towards the neighbor's fence. Hunter's Lake/Springwood needs to have a new survey recorded to see what properties have encroached on Hunter's Lake. President Schoop wants to order a new survey before proceeding with a decision.

**6. Comments from the Directors.**

Director Merceri stated that the satanic sign has been removed. Per the deed restriction, only For Sale signs are permitted to be displayed in yards. Discussion on posting the restricted properties in the neighborhood on the website and how the decision to restrict properties happened.

**7. Discuss and take possible action to accept the bookkeeper's report for July 24<sup>th</sup> to August 28<sup>th</sup> and approve payment of bills.**

The Board recognized the District's bookkeeper who presented the District's usual payment of bills including Entergy, A-1, Best Trash, T-Mobile, US Treasury and July Sales Tax. Director fees, legal fees, and builder deposit refunds. Director Mitschke made a motion to approve the bookkeeper's report and authorize payment of the bills included therein. Director Whorley seconded the motion, and all voted in favor. Motion carried.

**8. Discuss and take possible action on issues with trash service as well as complaint from resident at 10310 Sunset.**

Mr. Kevin Farrar from Best Trash is present.

Per Director Mitschke, the MUD has received 22 complaints for the month of August. Complaints are listed as: neighbor's trash was picked up but theirs was skipped, cans not being emptied all the way, cans being thrown in the ditch or left in the middle of the street, trash being strewn down the street.

Mr. Farrar stated that 22 complaints for one month is not good. The crews are trained not to do what they have been doing and each offence listed is a write up. A discussion within Best Trash is going to be about retraining. Mr. Farrar asked the Directors to note the date, time and address of the offence for future reference.

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

**a) Update on Water Plant No. 3**

Lone Star Ground Water requested more paperwork; L2 sent requested documents. We have accepted the plant into our care with the 1-year warranty period. There was an issue with the booster pump, but it has been fixed. Still waiting on TCEQ to send someone out to get a water sample.

**b) Update on developments in the District**

816 Chateau Woods Pkwy is going to be called Chateau Villas. A second review of the plans has been completed by L2. It will be 44 single

Family homes. Director Mitschke requested L2 to have them cut the grass.

**c) Wastewater Plant rehabilitation project**

Sarentec has completed their job but are waiting on Derrick's final blessing that the weir is acceptable. There are two Pay Apps for Sarentec totaling \$10,751.02 and one for Urban Development for \$10,357.00.

Director Schoop made a motion to approve the Pay Apps for both Sarentec and Urban Development. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

**d) Review District's 5-Year Plan**

We are going to hold off on smoke testing for the 25/26 year due to another internet company coming in. A/C line replacement for Twin Oak, Oriole, Hummingbird, Red Bird and Longleaf are going to be pushed back to 26/27 budget year. North treatment plant cleaning move to 25/26.

**e) New and other ongoing Engineering projects and approvals**

Hunter's Lake survey will cost approximately \$4300.00. Director Mitschke made a motion to approve the cost of the survey and authorize L2 to get Hunter's Lake surveyed. Director Merceri Seconded the motion, and all voted in favor. Motion carried. DR Horton Reached out to L2 regarding a project south of Springwood in which several tracts are in our CCN boundary, and some are in Oak Ridge's. L2 would look at traffic, drainage, and water and sewage. It is in the super early stages of planning but L2 wanted to make us aware.

**10. 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.**

No need

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

Did not go into executive session

**12. Discuss and take possible action on any new or ongoing legal matters including discussion of representative.**

Mallory Craig has left Coats Rose to move to Colorado. Emily will be our new representative with Micheal Bacon assisting. The two homes with Starter Homes of Texas are still for sale and triggers September 30<sup>th</sup> for payment.

**13. Discussion and possible action on the following items at District Park at 10224 Fairview Drive**

**a) Court proceedings related to damage done**

Director Schoop was called by the DA and the young man was given a plea deal. He will have to do community service, and it will go on his record as Criminal Mischief. Director Schoop is going to call and see when his court date is so he can go and ask that the young man must come to one of the meetings to make a full apology to the community.

**b) Quote for shade structure over concrete slab**

Director Schoop received two quotes for the shade structure. One for Pressure treated \$24,000 the ceiling is tongue and groove. The cedar quote is \$32,000. Both included downspouts and ridge vents. LaPoint Construction quotes came in at \$28,000 pressure and \$33,250 for cedar.

Director Ochoa wants to table so we can post on the website to give our residents a chance to bid on the job.

**c) Quote for installation of posts to restrict vehicle access**

Derick has 62 posts. Discussion of where to place the posts will be had with Cody due to the size of his mower. Derick will give us a quote by the September meeting.

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

**a) 304 Chateau Woods Pkwy – unkempt yard, trash visible from street (District letter sent 06-30-25)**

no action, cleaned up

**b) 532 Cactus – unkempt yard, trash visible from street (Attorney directed to send letter)**

Attorney has not been contacted, and the property has not been cleaned up. 30 days has not been reached yet but as soon as it has, a 10-day letter will be sent. The September meeting will be the final letter. Will be discussed on September 25<sup>th</sup>.

**c) 1500 Ashway – nuisance, complaints about loud music and lights (Attorney directed to follow up)**

Due to us being unincorporated county, the decibel level is high (85) to trigger, the police do need to be called to have documented proof.

**d) 426 Springwood – unkempt yard (District to mail out letter)**

District was supposed to mail out letter (Lacie), but it did not get mailed. Director Schoop made a motion to have the attorney send him a letter. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

**e) 10895 Fairview – discharge of greywater into open ditch**

They are not dumping grey water into open ditch. They did get a temp permit to run a pipe from the RV to the cleanout after hurricane Beryl. It has been over a year. Director Schoop made a motion to give them 30 days to show proof of why they cannot cap off the pipe. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

**f) 605 Chateau Woods Pkwy – unkempt yard, trash visible from street (District to mail out letter)**

No action, cleaned up

**g) Any new deed restriction complaints**

none

**15. Discuss and take possible action on short-term rentals within the District boundaries**

75% of the lots would need to sign the petition to change the deed restrictions. A subcommittee would need to be created to draft language for the new/revised deed restrictions. If there is a violation of deed restrictions at a known Airbnb, the board needs to be notified. Table until September 25, 2025.

**16. Discuss and take possible action on Lot 1-B, Block 5, Lake Chateau Woods Section 4 for Travis Glenn (510 Cactus) – approved on July 24, 2025, as 3 residential connections.**

The board approve 3 residential connections during the July 2025 meeting. The lot is unrestricted and is only 70 feet wide. Mr. Glenn wants one commercial meter so he then will be able to submeter the three connected dwellings and two sewer taps. Director Mitschke made a motion approving Mr. Travis's switch to commercial contingent on the engineer's findings. Director Merceri seconded the motion, and all voted in favor. Motion carried.

**17. 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 08-28-2025)**

One of the partners wants to know why he must sign the easement. Director Schoop made a motion to extend the permit until September 25, 2025. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

**b) Avery @ 1335 Glen Oak (approved 02-27-2025 – expires 08-28-2025) – requesting 6-month extension**

Ms. Avery is requesting a 6-month extension to be on the safe side. Director Ochoa made the motion to grant a 6-month extension. Director Merceri seconded the motion, and all voted in favor. Motion carried.

**18. Discuss and take possible action on monthly building rental report.**

The Wi-Fi at the building will no longer be free; it is now only available to renters. The cell phone booster should be completed by the end of the night. Director Mitschke made a motion to approve the building report. Director Whorley seconded the motion, and all voted in favor. Motion carried.

**19. Discuss and take possible action on July 2025 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing.**

New manhole on the S-curve is sucking in water. Derick and Lesley will investigate ways to fix it. Director Schoop made a motion to approve the operation report. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

**20. Discuss District property tax rate then take record vote on Proposed Rate.**

Current tax is 0.2775. The lowest proposed rate that the District could set is 0.2561 and the max rate is 0.2766. Record vote for the tax rate to be set at 0.2766 is unanimous.

**21. Set calendar for adoption of 2025 property tax rate, including:**

**a) Consider calling hearing on proposed tax rate for 2025**

Special Meeting to be held on Tuesday September 16, 2025 at 7:00 PM.

**22. Discussion of any items to be included in next meeting's agenda (September 25, 2025)**

8. Best Trash; Executive Session; 13. b. Shade structure; 13. c. price for the posts; 14. B. 532 Cactus, 14. c. 1500 Ashway;

14.d. 426 Springwood; 14.e. 10895 Fairview; and 17.a. Tepuy Designs

**23. Adjourn**

Director Mitschke made a motion to adjourn the meeting. Director Merceri seconded the motion, and all voted in favor. Motion carried. Meeting adjourned at 9:23 PM.

Minutes prepared by Director Lacie Whorley