

**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, January 23, 2025 at 7:00 PM**

## **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 on nominations to fill vacant Board position for the unexpired term through November 3, 2026.
5. Discuss and take possible action to approve the minutes from the December 19, 2024 regular meeting
6. Comments from the Public
7. Comments from the Directors
8. Presentation of draft 2023/2024 financial audit by McCall Gibson Swedlund Barfoot Ellis PLLC
9. Discuss and take possible action to accept 2023/2024 financial audit of the District
10. Discuss and take possible action to accept bookkeeper's report for December 19<sup>th</sup> to January 23<sup>rd</sup> and approve payment of bills.
11. Discuss and take possible action on day of volunteer work to clean up the out building at water plant #1 then survey building for possible repair and/or replacement.
12. Discuss time and material proposals/costs associated with control building at water plant #1
13. 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
14. Reconvene into open session to take possible action on matters discussed in executive session.
15. 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) Renewal of TCEQ Wastewater Discharge Permit
  - f) New and other ongoing Engineering projects or approvals
16. Discuss and take possible action on monthly building rental report
17. 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 (referred to attorney 12/19)
  - b) 1327 Beech – trash and debris along front of property and in ditch
  - c) Any new deed restriction complaints –
    - 1) 1305 Beech/ Rooster
18. Discuss and take possible action on any new or ongoing legal matters, including:
  - a) 3M Tree Services regarding damage done to manhole near 10556 Longleaf
  - b) Any other legal matters
19. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation
  - a) Building addition to 10611 Fairview Drive for Dao Stauff

20. Discuss and take possible action on extension requests for the following plumbing permits:
  - a) 10424 Lakewood – Martinez (requesting 6-month extension)
  - b) 1420 Flamingo – Tepuy Designs (requesting 3-month extension)
  - c) 1416 Beech – Stonecreek Builders (approved 4/25/2024 – will not start construction for 30-60 days)
  - d) 10739 Fairview – Oyoque (expired 01/26/2023) – out of District residential
  - e) 10735 Fairview – Oyoque (expired 07/25/2024) – out of District commercial
21. Discuss and take possible action on December 2024 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
22. Discussion of any items to be included in next meeting’s agenda (February 27, 2024)
23. 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)]

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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 January 17, 2025.

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