

**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, June 27, 2024 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 to approve the minutes from the May 23, 2024 regular meeting
5. Comments from the Public
6. Comments from the Directors
7. Discuss and take possible action to accept bookkeeper's report for May 23<sup>rd</sup> to June 27<sup>th</sup> and approve payment of bills.
8. Discuss and take possible action on monthly building rental report
9. Discuss and take possible action following request from Robin Blackshear at 507 Tallow to address the Board about flooding in the subdivision and around her property.
10. Discuss and take possible action on CenterPoint natural gas in Lake Chateau Woods
11. Discuss and take possible action on assessment of 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)
12. Discuss and take possible action on request from Alvarez Venture Capital to address the Board about proposed building on 709 Springwood (lot lines are in question) – approved 03/28/2024
13. Discuss and take possible action on request from Omar Ortiz to address the Board about drainage on Springwood
14. Discuss and take possible action on any previous or new deed restriction complaints
  - a) 10555 Fairview – debris/trash visible from the street
  - b) 1205 Chateau Woods Pkwy – debris from cut down trees potentially blocking drainage
  - c) 1226 Chateau Woods Pkwy – debris from cut down trees potentially blocking drainage
  - d) 10306 Twin Oaks – unkept yard limiting visibility and potentially blocking drainage
  - e) New - 10215 Kerr Lane – logs in the ditch blocking drainage & abandoned car in right of way
  - f) Any new deed restriction complaints
15. Discuss and take possible action on any new or ongoing legal matters
  - a) Process for changing water and/or sewer rates
16. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation:
  - a) Mari VanDeVen at 300 Pinewood (Lake Chateau Woods Section 2, Block 1, Lot 1-A)
17. Discuss and take possible action to authorize Engineer to do a service feasibility study for the proposed development at 816 Chateau Woods Parkway
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) West Side Drainage Mitigation Study
  - g) New and other ongoing Engineering projects or approvals

19. Discuss and take possible action on May 2024 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
20. Discussion of any items to be included on next meeting's agenda
21. 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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Shane Ramsour, Vice 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 June 24, 2024.

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