

**Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday,
December 18, 2025 at 7:00 PM at 10224 Fairview Drive, Conroe, Texas, 77385.**

1. Call meeting to order by presiding officer.

No action

2. Roll Call of Directors and establish a quorum.

Director Whorley took Roll Call. Director Cassandra Merceri, Director Steve Mitschke, Director David Schoop and Director Lacie Whorley were all present. Also in attendance were Darcy Tramm of A-1 Utility; Micheal Bacon of Coats Rose P.C., the District's General Counsel; Lesley Reel of L Squared Engineering, the District's Engineer; Loren Clark of L & S District Services, the District's Bookkeeper; Becky Godell; Debbie Simmons Davis of 431 Pinewood Dr; and 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 October 23, 2025 and November 20, 2025 regular meetings.

Director Merceri made a motion to table the minutes until the January meeting. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

5. Comments from the Public.

No comments.

6. Comments from the Directors.

Director Schoop stated he is going to get bids for electricity (outlets) for the shade structure. Director Mitschke stated he was approached by some residents about a dog park. The Board concurred to look into leasing 721 Chateau Woods Pkwy from the County as well as determine expenses associated with a dog park.

a) Montgomery County Precinct 4 ("Precinct 4") meeting recap

It was reported Precinct 4 received an \$83 million grant for flood mitigation and Precinct 4 has determined the District will receive some funding for flood mitigation projects. The proposed projects include \$3.2 mm in front of Chateau Woods from the Parkway at the tracks to West Gate down to Spring Wood and up 1/3 of the way. It was reported the proposed projects were determined as a result of information received from computer modeling. It was stated Precinct 4

has not received any reports of FEMA buyouts in the neighborhood. It was noted Precinct 4 is aware of the potential impact of possible flooding within the District. Directors Schoop and Mitschke asked them to send Scott with Precinct 4 to meet with Derick, Lesley, David to discuss of previous flooding.

7. Discuss and take possible action to accept the bookkeeper's report for November 20th to December 18th and approve payment of bills.

Director Mitschke made a motion to approve the bookkeeper's report including a replacement check for Andrew Robinson and final check for Johnny Gonzalez. Director Merceri seconded the motion, and all voted in favor. Motion carried.

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

a) Well plugging for 4" well at water plant #1

The well has been sanded and still needs to be plugged. It was noted the necessary documents have been submitted to TCEQ. Ms. Reel stated the District received four bids to complete the well plugging, which are as follows: (i) Ballard Water Well in the amount of \$5,277.19; (ii) Bussell & Sons in the amount of \$2,850; (iii) Eastex Well Service in the amount of \$6,500; and (iv) Weisinger in the amount of \$5,500.

Director Schoop made a motion to approve the bid from Bussell & Sons subject to receipt of satisfactory references.

b) Updates on developments in the District

Ms. Reel stated the impact fee payment in the amount of \$155,440.56 was sent to the developer for 816 Chateau Woods Pkwy on December 8, 2025.

c) Wastewater Plant rehab project

Ms. Reel reported Pinnacle provided a cost estimate in the amount of \$24,725.00 plus shipping and handling. It was noted the District is tax exempt.

Ms. Reel stated purchasing a replacement unit will cost approximately \$13,838.00. The Board requested Director Schoop coordinate with the District's engineer regarding the matter.

d) New and ongoing Engineering projects or approvals

It was noted the MOU was sent to D.R. Horton on December 16, 2025.

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

a) 532 Cactus – unkempt yard, trash visible from the street

Director Mitschke spoke with residents about keeping the yard clean. No action was taken.

b) 426 Springwood – unkempt yard (Attorney to mail out letter)

No response from resident. Director Mitschke made a motion to authorize the attorney to send a fine letter to resident. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

- c) 10807 Fairview – discharge of grey water into open ditch (given until December 18, 2025 to comply)**
Director Mitschke made a motion to have the attorney send a letter to the resident's attorney. Director Ochoa seconded the motion, and all voted in favor. Motion carried.
- d) 1327 Beech – business sign in yard (District mailed out letter November 25, 2025)**
No action was taken.
- e) Any new deed restriction complaints**
1204 Chateau Woods Parkway – no parking on private property
Director Schoop made a motion to send District letter. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

10. Discuss and take possible action on new construction for the following properties based on the Engineer's recommendation:

- a) Revision to front elevation for Lot 2, Block 1, Flamingo Residences for Adams Designers – 1424 Flamingo**
It was noted a request was received to install Hardie plank board and stone instead of stucco. Director Schoop made a motion to approve the changes. Director Mitschke seconded the motion, and all voted in favor. Motion carried.
- b) Lot 3, Block 1, Flamingo Residences for Adams Designers – 1428 Flamingo**
It was noted a request was received to alter the floor plan and front elevation. Director Mitschke made a motion to approve. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

11. 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 12/18/2025)**
No Action was taken.
- b) Stan Stewart @ 10223 Fairview Drive (approved 05/22/2025 – extended until 12/18/2025)**
Jorge made a motion to extend until January 22, 2025. Director Schoop seconded the motion and Director Whorley voted in favor. Director Mitschke and Director Merceri voted no. Motion carried.

- c) **Jose Oyoque @ 10735 Fairview Drive (approved 07/22/2021 – extended until 12/18/2025)**

No action was taken.

- d) **Abigail Moran @ 10802 Fairview Drive (approved 08/22/2024 – extended until 12/18/2025)**

Director Schoop made a motion to extend permit for 3 months until March 26, 2026. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

- e) **Maurice Lazo @ 10604 Longleaf (approved 6/26/2025 – extended until 12/18/2025)**

Director Schoop made a motion to extend the permit for 2 months until February 26, 2026. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

12. Discuss and take possible action on the following items at District Park at 10224 Fairview Drive

- a) **Status of insurance claim for damage to fence and electric pole for ballpark**

Electricity has been completed but the fencing is backorder. The fence should be completed by the January 22, 2025 meeting. It was noted an insurance claim has been approved for the repairs.

- b) **Review replacement costs for park equipment to be added to insurance policy.**

The Board reviewed the current insurance coverage and noted the following changes need to be made: (i) increase the value of the park equipment; (ii) revise the generator coverage; (iii) add the mower; and (iv) remove the 4-inch well.

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

White Oak HOA has requested to use the District's administrative building on Mondays. The Board requested additional coordination regarding the matter. Director Mitschke made a motion to approve the report. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

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

Director Mitschke made a motion to approve the operations report. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

15. Discuss and take possible action on steps to transfer web domain to the District.

The Board concurred to table until the January meeting due to additional items being requested by GoDaddy.

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

a) Starter Homes of Texas update, if necessary

The Board was updated regarding the status of progress for Starter Homes of Texas noting one home has been sold and the other home has been foreclosed on. It was noted the District has two deposits totaling \$5,000 which will be applied towards the remaining \$10,000 that is owed. It was noted the property located 1410 has not passed the drainage inspection. The Board requested the new owner be notified of the drainage inspection when setting up a new water account. Director Schoop made a motion to allow things to proceed. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

17. Discussion of any items to be included in next meeting's agenda (January 22, 2026)

4. Minutes; 6. Bids for electric on shade structure; 9b. 426 Springwood – Attorney letter; 9c. 10807 Fairview Dr -- Attorney letter; 9e. 1024 Chateau Pkwy – District letter; 11b. 10223 Fairview Dr. – extend until January 22, 2026; 15. website

18. Adjourn

Director Mitschke made a motion to adjourn the meeting. Director Ochoa seconded the motion, and all voted in favor. Motion carried. Meeting adjourned at 9:02 PM.

Meeting minutes prepared by Director Lacie Whorley