

**Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday, July 24, 2025
at 7:00 PM at 10224 Fairview Drive, Conroe, Texas 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 Mitschki, 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 Utility; Emily Forswall of Coats Rose P.C., District's General Counsel; MUD building manager, John Allen of 11720 Great Oak, Maureen Golden, Cody Owens, Pete Medrano of 1500 Ashway, Ms. Avery of 1335 Glen Oak, The Ortiz of 315 Chateau Woods Parkway.

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 June 26, 2025 regular meeting.

Correct the spelling of Emily's last name, Forswall, not Forstall. Director Merceri made a motion to approve the minutes with the spelling correction. Director Mitschke seconded the motion and all voted in favor. Motion carried.

5. Comments from the Public.

1329 BriarCliff – Church of Satan sign with babydoll that has doll with blood coming out of mouth. Freedom of speech/religion

6. Comments from the Directors.

Director Schoop hired someone to mow the lot by the sewer plant, but he missed a few spots and was attacked by wasps/bees. Derick will look for where the wasp nest is.

7. Discuss and take possible action to accept the bookkeeper's report for June 26th to July 24th and approve payment of bills.

Usual payment of bills including Entergy, A-1, Best Trash, T-Mobile, US Treasury and June Salex Tax. Director fees, Legal fees, and builder deposit refunds. Director Mitschke made a motion to approve the bookkeeper's report. Director Ochoa seconded the motion and all voted in favor. Motion carried.

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

a) Update on Water Plant No. 3

The initial water samples were a little high on aluminum and iron. Additional tests have shown that the levels have come down. TCEQ requires Aluminum at/below .2 and it is now at .04 and Iron at/below .3 and it is at .322. Approval letter has been mailed to TCEQ.

b) Updates on developments in the District

816 Chateau Woods Parkway – an engineer's review has been completed, and no updated plans have been received.

c) Wastewater Plant rehabilitation project

Walkthrough was completed on July 24th to go over the punch list for completion. Sarentec has two pay applications, \$921.00 and \$391.60. Received three bids for the electrical work at the treatment plant. Resco Electric at \$81,340; Sarentec at \$25,000 (time & materials); Urban Development at \$10,357. Digester pump crane for safety and maneuverability for the north and south digester. Sarentec bid at \$9,646.00. Director Mitschke made a motion to approve the pay apps for Sarentec. Director Merceri seconded the motion and all voted in favor. Motion carried.
Director Mitschke made a motion to approve Urban Development for both electrical and pump crane work/orders. Director Ochoa seconded the motion and all voted in favor. Motion carried.

Executive session started at 7:23

Executive session ended at 7:38

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

a) 10917 Oriole Place – Drainage pipe installed through back of lot, water backing up onto neighbor

No action – resident has capped the drainpipe.

- b) **1335 Glen Oak – Construction work outside of hours allowed in Rate Order – new complaint filed by resident on 7/01/2025 about concrete delivery on 6/19/2025 at 3:00 AM.**

No action – complaint did not show up and the issue has been addressed.

- c) **308 Chateau Woods Pkwy – no structure of a temporary character shall be used on a lot/driveway at any time. No dumping grey water on/in driveway or ditch (District letter sent 6/30/25)**

No action – camper has been moved

- d) **304 Chateau Woods Pkwy – unkempt yard, trash visible from street (District letter sent 6/30/25)**

Table until next meeting

- e) **532 Cactus – unkempt yard, trash visible from street (District letter sent 6/30/25)**

Not much improvement. Director Schoop made a motion to have the attorney send a letter. Director Mitschke seconded the motion and all voted in favor. Motion carried

- f) **608 Cactus -- unkempt yard, trash visible from street (District letter sent 6/30/25)**

No action – new fence

- g) **1500 Ashway – nuisance, complaints about loud music and lights (Attorney directed to send letter)**

Director Mitschke made a motion to have the attorney move forward with legal action due to related deed restriction violations. Director Schoop seconded the motion and all voted in favor. Motion carried.

- h) **Any new deed restriction complaints**

426 Springwood – unkempt yard

District sending a letter. Director Schoop made a motion for the District to send a deed restriction violation letter. Director Mitschke seconded the motion and all voted in favor. Motion carried.

605 Chateau Woods Pkwy – unkempt yard

Director Mitschke made a motion to send a letter. Director Ochoa seconded the motion and all voted in favor. Motion carried.

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

Table to August 28, 2025 meeting

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

- a) **Hear an update on West side/Springwood drainage mitigation and consider taking action thereon**

Table to August 28, 2025 meeting

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

- a) **Lot 1-B, Block 5, Lake Chateau Woods Section 4 for Travis Glenn (510 Cactus)**

Director Mitschke made a motion to approve the plans for 3 plumbing permits/taps. Director Merceri seconded the motion and all voted in favor. Motion carried.

13. Discuss and take possible action on proposals for work at District facilities

- a) **Kiddie Cushion at Fairview**

Bid for \$2,600

- b) **Borders around Hunter's Lake Park equipment**

Bid for \$3,500

- c) **Security at water plant #1 and wastewater treatment plant**

Installation for 1 camera and computer setup is \$1,450 and \$250 per additional camera. Director Ochoa made a motion to approve two cameras per site for \$3,400 with additional cameras as needed. Director Merceri seconded the motion and all voted in favor. Motion carried.

- d) **Addition of gravel at water plant #3**

Bid for crushed concrete \$700.00

Director Ochoa made a motion to approve the \$6,800 for the Kiddie Cushion, borders and crushed concrete. Director Mitschke seconded the motion and all voted in favor. Motion carried.

Director Mitschke made a motion to have the bookkeeper issue a check at the meeting for Cody Owens to start on the work. Director Ochoa seconded the motion and all voted in favor. Motion carried.

14. Discuss and take possible action on extension requests for the following plumbing permits:

- a) **Tepuy Designs LLC @ 1420 Flamingo (approved 7/25/2025 – extended until 7/24/2025)**

Director Schoop made a motion to extend the permit until August 28, 2025. Director Mitschke seconded the motion and all voted in favor. Motion carried.

b) Martinez @ 10424 Lakewood (approved 7/25/2024 – extended until 7/24/2025)

Director Schoop made a motion to extend the permit until October 23, 2025. Director Mitschke seconded the motion and all voted in favor. Motion carried.

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

July was slow. Director Mitschke made a motion to approve the rental report. Director Merceri seconded the motion and all voted in favor. Motion carried.

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

June billing cycle water loss was 5.72% or 475,000 gallons. AT&T hit a couple of water mains and Tachus hit a couple of sewer mains. Director Schoop made a motion to approve the District operating report. 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 (August 28, 2025)

9d. 304 Chateau Woods Pkwy; 9e. 532 Cactus; 9g. 1500 Ashway; 9h. 426 Springwood and 605 Chateau Woods Pkwy; 11a. West side/Springwoods drainage; 14a. Tepuy Designs; 15. Bollard post, 10. Short-term rentals

a) Request for 6 month plumbing permit extension from builder at 1335 Glen Oak

b) Set calendar for adoption of 2025 property tax rate (public hearings and setting the rate)

c) Review of District insurance renewal (10/01/2025 renewal date)

18. Adjourn

Director Mitschke made a motion to adjourn the meeting. Director Whorley seconded the motion and all voted in favor. Motion carried. Meeting adjourned at 8:51 PM.

Meeting Minutes prepared by District secretary Lacie Whorley.