

**Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday, June 26, 2025 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 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 Utility; Emily Forswall of Coats Rose P.C., District's General Counsel; Lesley Reel of L Squared Engineering, District's Engineer; Loren Clark of L&S District Services, District's Bookkeeper.

The public in attendance were Becky Godell, MUD building manager; Maureen Golden; Kathleen Steiner of 8225 Springwood Dr; Noel Garza of 10917 Oriole Place; Travis Avery of 1335 Glen Oaks; Karl Jones & Kitty Jones of 605 Chateau Woods Parkway; John Allen of 11720 Great Oak; Lyndon Lozano of 10802 Fairview Dr; Benjamin King 906 Pine Karll Ct (Church on Springwood); and Benjamin Fite 110 Bella Sole (Church on Springwood)

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 April 10, 2025 special meeting, as well as the April 24, 2024 and May 22, 2025 regular meetings.

Director Whorley caught the missing time for Director Ochoa and corrected it before the meeting. Director Schoop made a motion to approve the minutes for the April 10th meeting pending corrections, April 24th and May 22nd regular meetings. Director Mitschke seconded the motion with the for mentioned corrections and all voted in favor. Motion carried

5. Comments from the Public.

A resident on Springwood has weeds growing over her fence but it's been too wet to mow. A gentleman that owns one of the properties next to the previous resident, who is an elder of the church, was inquiring about getting a connection to the MUD. Director Schoop informed him that a feasibility study will have to be completed along with drainage. The roads are county, and they have no intention of widening streets in our neighborhood at the current time.

6. Comments from the Directors.

Director Whorley mentioned that the Applications tab on the website has been updated and that the Deed Restrictions tab was updated by Director Mitschke as soon as he received the email. Director Schoop received a call from a resident regarding 1008 Chateau Woods Parkway that has invasive bamboo that is infected with termites. He informed her to call the county and let them know. He also received a call about an Airbnb. As of now we cannot do anything to regulate them, but we will have the attorney investigate it. The main problem is parking in the esplanade where the signs are posted.

7. Discuss and take possible action to accept the bookkeeper's report for May 22nd to June 26th and approve payment of bills.

Reissue of check to Urban Development \$146,532.00 due to being lost in the mail, Director fees, May Sales Tax, legal fees, and maintenance and operations for May. Director Schoop made a motion to approve the bookkeeper's report. Director Merceri seconded the motion and all voted in favor. Motion carried.

- 8. Convene into executive session under Section 551.071 of the Texas Open Meetings Act to confer with the District's attorney and engineer regarding:**
- a) West side/Springwood drainage mitigation study.**

No need for executive session.

- 9. Reconvene into open session to take possible action on matters discussed in executive session.**
- Going condemnation route to alleviate flooding. Director Schoop made a motion to allow the attorney to move forward with outside appraisers. Director Mitschke seconded the motion and all voted in favor. Motion carried.

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

a) Update on Water Plant No. 3

Final pay application for WW Payton \$163,107.74. Almost everything has been addressed only needs to top off diesel (20%) and fix concrete at a culvert. The 1-year warranty period on the bond started on June 16th. Director Schoop made a motion to sign the final pay app for WW Payton. Director Mitschke seconded the motion and all voted in favor. Motion carried

b) Updates on developments in the District

No new updates on Bali Star or Falvey Lake.

816 Chateau Woods Parkway – L Squared completed a review of the plans on behalf of the District on June 5th but have not received a resubmittal of the plans for further review.

c) Wastewater Plant rehabilitation project

Pay apps for Sarentec for \$9,185.36 and Urban Development for \$7,200. Quote for electrical work from Sarentec \$35,000.00. Director Mitschke made a motion to approve the pay apps for Sarentec and Urban Development. Director Whorley seconded the motion and all voted in favor. Motion carried.

d) Ratify action taken to approve scope and cost changes for wastewater treatment plant rehab

none

e) New and other ongoing Engineering projects or approvals

9989 Sleepy Hollow is not in our CCN nor Tamina's. They are building duplexes and are interested in having us provide water and sewer or sewer only.

11. Discuss and take possible action on security measures at all District facilities.

Water Plant 1 had the locks cut off the gates sometime in June. Nothing was missing nor broken into. We need to get a quote for security cameras at the remaining plants. Director Mitschke made a motion for Director Schoop to get Quotes/estimates for security cameras at the wastewater treatment plant and water treatment plant 1. Director Merceri seconded the motion for quotes and all voted in favor. Motion carried.

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

a) 10601 Longleaf – Concrete within 5' easement

No action

b) 10802 Fairview – Trash not contained during construction

No action

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

Table until July meeting

d) 1335 Glen Oaks – Construction work outside of hours allowed in Rate Order

No action but will monitor.

Director Mitschke made a motion to fine if there is another infraction. Director Ochoa seconded the motion and all voted in favor. Motion carried.

e) Any new deed restriction complaints

308 Chateau Woods Pkwy – dumping grey water, trash in yard and vehicle in esplanade

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

532 Cactus and 608 Cactus – trash visible from the street

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

1500 Ashway – loud music at all hours, spotlight pointed at people's homes around 1:30 AM.

Director Schoop made a motion to have Emily/Mallory send a certified letter of Cease and Desist.

Director Mitschke seconded the motion and all voted in favor. Motion carried.

304 Chateau Woods Parkway – trash visible from roadway. Director Mitschke made a motion to send a letter. Director Schoop seconded the motion and all voted in favor. Motion carried.

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

Starter Homes has not sold either home.

14. Discuss and take possible action on 2025 Automatic Adjustment letter from Best Trash Service, resulting in a 5.2% increase of \$1.38 + tax (from \$26.61 to \$27.99) for In-District customers beginning June 2025.

Director Mitschke made a motion to acknowledge the increase. Director Whorley seconded and all voted in favor.

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

a) Lot 6A, Block 11, Lake Chateau Woods Section 7 for Mauricio Lazo

Director Schoop made a motion to approve the plan with the stipulation that Mr. Lazo gets a new form survey not sight plan. Director Mitschke seconded the motion and all voted in favor. Motion carried.

16. Discuss and take possible action on proposals for work at District parks

a) Kiddie Cushion at Fairview Park

b) Borders around Hunter's Lake Park equipment

Table until next meeting to get quote for both borders and kiddie cushion.

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 06/26/2025)

Need easement agreement and CS inspection. Director Schoop made a motion to extend it until July 24, 2025 and have Emily/Mallory send a letter. Director Ochoa seconded the motion and Director Whorley and Director Merceri voted in favor. Director Mitschke opposed extending the permit but agreed to the letter. Motion carried.

b) Oyoque @ 10735 Fairview (approved 07/22/2021 – extended until 06/26/2025)

Director Schoop extended the permit for 6 months (out of district). Director Mitschke seconded the motion and all voted in favor. Motion carried.

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

After Ms. Satcherwhite and Mr. Lee, the building needed extra cleaning. No damage, just a little extra cleaning.

- 19. Discuss and take possible action on May 2025 operations report: including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspection, parks and customer billing.**

Gate at Reserve/Water Plant is falling apart. Need to get quotes on rock.

- 20. Review and approval of 2024 Consumer Confidence Report.**

- 21. Discuss and take possible action on contract for stump grinding along Chateau Woods Parkway Blvd.**

No action

- 22. Discussion of any items to be included in next meeting's agenda (July 24, 2025)**

11. Quotes ONLY for security equipment

12C. 10917 Oriole

12. E 308 Chateau Woods Pkwy—grey water, parking in median

12.E 304 Chateau Woods Pkwy – Trash visible from street

12E 532 Cactus – Trash visible from street

12E. 608 Cactus – Trash visible from street

16 A & B. Quotes

19. quote for rock

- 23. Adjourn.**

Director Schoop made a motion to adjourn the meeting. Director Merceri seconded the motion and all voted in favor. Motion carried. The meeting ended at 8:39 PM.

Meeting Minutes prepared by District secretary Lacie Whorley.