

Chateau Woods Municipal Utility District Board meeting minutes

**Meeting held at 10224 Fairview Drive, Conroe, Texas 77385 on Thursday, May 23, 2024
at 7:00pm**

1. Call meeting to order by presiding officer.

Meeting called to order by presiding officer President David Schoop at 7:00pm.

2. Roll Call of Directors and establish a quorum.

Director Merceri took roll call. Director Cassandra Merceri, Director David Schoop, Lacie Whorley, Director Shane Ramsour, Director Lance Shannon were all present. Also in attendance were Darcy Tramm of A-1 Utility; Levi Love of L Squared Engineering, the District's engineer; Loren Clark of L&S District Services, the District's Bookkeeper; and Mallory Craig of Coats Rose, P.C., the district's General Counsel.

Public in attendance were John Alle of 11720 Great Oak Blvd., Maureen Golden, Lisa Hudson 332 Springwood Dr., Pedro Ramirez 10512 Chateau Ln., Julio Ortiz 315 Chateau Woods, Ernesto Gray.

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 May 23 2024, regular meeting.

Director Whorley made a motion to approve the minutes from the May 23 2024, regular meeting. Director Shannon seconded the motion, and all voted in favor. Motion carried.

5. Comments from the Public.

No comments from the Public.

6. Comments from the Directors.

No comments from the Directors.

7. Discuss and take possible action to accept bookkeeper's report for May 23rd to June 27th and approve payment of bills.

Director Shannon made a motion to approve the bookkeeper's report for May 23rd to June 27th and approve payment of bills. Director Whorley seconded the motion, all voted in favor. Motion carried.

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

Director Ramsour addressed the building cleanliness; items were left not cleaned for months. Discussion with Lisa Hudson how the contract has been broken, a [thirty-day](#) notice was given. Director Ramsour made a motion to dissolve the contract with Lisa Hudson as building manager Director Shannon seconded, Director Whorley and Director Merceri voted in favor. Director Schoop abstained. Motion carried.

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.

No action was taken.

10. Discuss and take possible action on CenterPoint natural gas in Lake Chateau Woods.

Tabled to next meeting.

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)

Director Schoop made a motion for Mallory Craig board's general counsel speak with Starter Homes' counsel to resolve the matter, Director Ramsour seconded the motion, all voted in favor. Motion carried. Tabled to next meeting.

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.

No action.

13. Discuss and take possible action on request from Omar Ortiz to address the Board about drainage on Springwood.

Mr. Ortiz discussed drainage on his property, and drainage on Springwood. Mr. Ortiz will be working with Levi Love and L Squared for a solution to resolve drainage on

Springwood. Director Schoop made a motion to have Mr. Love to work with Mr. Ortiz and come back with a solution to the board. Director Shannon seconded the motion, and all voted in favor. Motion carried.

14. Discuss and take possible action on any previous or new deed restriction complaints.

- a. **1055 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.**
 - A. Table to next meeting. Letter to be sent by Director Merceri.
 - B. Debris was cleaned - no action.
 - C. Debris was cleaned- no action.
 - D. Yard was addressed - no action.
 - E. Table to next meeting. Letter to be sent by Director Merceri.
 - F. 10508 Westgate upkept of yard. Letter to be sent by Director Merceri.
426 Springwood upkept yard downed fence. Letter to be sent by Director Merceri.
1504 Glen Oak- upkept yard. Letter to be sent by Director Merceri.

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

- a. **Process for changing water and/or sewer rates.**

Table to August meeting.

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)**

Director Schoop made a motion to approve new construction at 300 Pinewood. Director Whorley seconded the motion. Directors Schoop, Whorley, Shannon and Merceri voted in favor. Director Ramsour abstained. Motion carried.

17. Discuss and take possible action to authorize Engineer to do a service feasibility study for the proposed development at 816 Chateau Woods Parkway.
Director Schoop made a motion to approve L Squared and Mallory Criag to conduct a feasibility study for 816 Chateau Woods Parkway with a \$2,500 deposit for counsel fees. Director Shannon seconded the motion. Directors Schoop, Shannon, Whorley and Merceri voted in favor. Director Ramsour abstained. Motion carried.

18. Discuss and take possible action regarding new sewer line at 10511 Fairview Drive.
Table to next month's meeting.

19. 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.**
 - A. No new update
 - B. No new update
 - C. L Squared working on final revisions.
 - D. The application was deemed administratively complete, and the publication was authorized. Publication was made and proof of publication and alternative language publication have been received by TCEQ on May 16.
 - E. Map is complete.
 - F. No new update.
 - G. None.

20. 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.
No action.

21. Discussion of any items to be included on next meeting's agenda.

CenterPoint, Starter Homes, Deed restrictions 10508 Westgate, 1504 Glen Oak, 426 Springwood, process of changing water and sewer rates, new sewer line at 10511 Fairview.

22. Adjourn.

Director Whorley made a motion to Adjourn the meeting, Director Shannon seconded all voted in favor. Motion carried.

Meeting Adjourned at 8:45pm.

Meeting minutes prepared by Director Merceri.