

Chateau Woods M.U.D General Board
At 10224 Fairview Drive Conroe, TX 77385
Meeting Minutes for Thursday June 23, 2022

Call meeting to order to order by presiding officer

Meeting called to order by Director David Schoop at 7:00pm

Roll Call of Directors and establish a quorum

Director Alanna Hardage, Director Cassandra Merceri, Director Steven Mitschke, Director Shane Ramsour, and Director David Schoop all present

Also in attendance was Larry Foerster, MUD board general counsel; Debra Loggins of L&S District Services, District's Bookkeepers; Darcy and Richard Tramm of A-1 Utility; and Lesley Reel and Levi Love of L Squared Engineering, District's Engineer.

Public in attendance: Joshua Garcia of USA Waste Solutions, Maureen Golden, John and Kathy Allen of 11720 Great Oak, James Sligar of 1016 Chateau Woods Pkwy, and Garrett Henning 1527 Glen Oak Drive.

Invocation, Pledge of Allegiance and Pledge to the Texas Flag

No action

Discuss and take possible action to approve the minutes for the May 26th regular meeting

Director Mitschke made a motion to approve the minutes for the May 26th regular meeting. Director Hardage seconded. Director Schoop abstained. Director Ramsour and Director Merceri voted to approve. Minutes were approved by majority vote.

Comments from the Public

Mr. Allen made a comment that he wanted to discuss an item on the agenda and will ask his questions during that time. No other comments from the Public.

Comments from the Directors

Director Mitschke made a comment that he will be absent from the August meeting.

Discuss and take possible action to accept bookkeeper's report for May 26th to June 23rd and approve payment of bills

Debra Loggins presented the bookkeeper's report. Director Mitschke made a motion to accept the bookkeeper's report for May 26th to June 23rd and approve payment of bills. Director Hardage seconded and all in favor of the motion.

Discuss and take possible action on request from German DeLaFuente at 10219 Longleaf to waive returned check fee of \$40.00

After discussion, Director Schoop made a motion to deny request from German DeLaFuente to waive returned check fee of \$40.00 and Director Mitschke seconded. Motion passed with all in favor.

Discuss and take possible action on monthly District building rental report

Discussion about the reported rental rules violations by Stanley Lee by loud noise and staying beyond the approved time. Table rental report to next month's meeting, hold deposit from Stanley Lee until more information can be obtained, Lisa Hudson must be present at next meeting.

Discuss and take possible action on building rental complaints and procedures

Table to next month's meeting. Board members want to review the rental agreement for the next meeting to add necessary rental rules language.

Discuss and take possible action potential financing options for District water and sewer projects (Bill Blitch)

Larry Foerster gave an option from financial advisor Bill Blitch on potential financial options. No action was taken.

Discuss and take possible action on review of trash removal services provided by U.S.A. Waste Solutions

The Board combined both agenda items about trash service

Discuss and take possible action to terminate contract with U.S.A. Waste Solutions and establishing service with a new trash removal company

7:48 pm Director Mitschke stepped out of the meeting.

It was announced that the District's solid waste collector, USA Waste Solutions has sold the company and it is being split up by the purchaser Best Trash. Mrs. Tramm will invite Best Trash to next meeting. Director Schoop made a motion to allow Best Trash to take over contract at the rate of \$16.63 temporarily. Director Hardage seconded motion and all in favor of motion. Director Mitschke did not vote

Director Mitschke returned to meeting at 7:52 pm

Discuss and take possible action on any previous deed restriction complaints

- A.) 1420 Primrose- trash and inoperable vehicles visible from street**
 - B.) 1413 Sweetgum- trash, debris, and chickens visible from the street**
 - C.) 532 Cactus- vehicle parked between road and ditch**
 - D.) 10516 Longleaf- nuisance complaint, fence impedes water flow (if any update)**
 - E.) 10528 Longleaf- nuisance complaint, fence, water draining to neighboring property (if any update)**
 - F.) 10943 Redbird- nuisance complaint, late night construction work**
- A) House was sold and removed. No action needed.
 - B) Homeowner is evicting tenant. No action at this time.
 - C) Director Mitschke will speak with homeowner at 532 Cactis. Larry will email homeowner as well. Tabled to next meeting

- D) Tabled to next meeting
- E) Tabled to next meeting
- F) No action at this time

Discuss and take possible action on any new deed restriction complaints

No deed restriction complaints from website.

Director Mitschke made a motion to have Mr. Foerster to send letters to 1601 Primrose and 10223 Fairview for adding dirt in water flow blocking drainage. Director Schoop seconded all in favor.

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

Mr. Sligar asked for a variance to building setback lines and to allow the proposed White Oak Estates building setback lines for the house being constructed on the lot. Director Mitschke made a motion to approve variance. Director Ramsour seconded and motion passed with all in favor.

Discuss and take possible action on inventory and storage/retention policy for District records

Director Mitschke made a motion for Director Schoop to get bids for scanning of District records. Director Schoop seconded and motion passed with all in favor.

Discuss and take possible action on interim acceptance of utility infrastructure for The Reserve at Sleepy Hollow

Director Schoop made a motion to allow interim use of water acceptance of utility infrastructure for The Reserve at Sleepy. Director Mitschke seconded and motion passed with all in favor.

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

- A) Lot 5A, Block 5, Lake Chateau Woods Section 7 on Briar Cliff Street for Starter Homes of Texas**
- B) Lot 44A, Block 6, Lake Chateau Woods Section 7 on Mockingbird Place for Starter Homes of Texas**

A and B) Director Mitschke made a motion to approve new construction at Lot 5A, Block 5, Lake Chateau Woods Section 7 on Briar Cliff Street for Starter Homes of Texas, and Lot 44A, Block 6, Lake Chateau Woods Section 7 on Mockingbird Place for Starter Homes of Texas. Motion seconded by Director Hardage and motion passed with all in favor.

Discuss and take possible action on expiring permits on houses under construction at:

- A) 1311 Flamingo- Jones (approved 12/17/2020), extensions granted until 06/23/22**
- B) 10529 Twin Oaks- Tate (approved 12/16/2021)**
- A) Director Mitschke made a motion to extend permits to next meeting. Director Hardage seconded and motion passed with all in favor
- B) Construction completed, so no action.

Discuss and take possible action on the following Engineering Matters:

- A) Update on Water Plant 1 GST replacement**
- B) Update on wastewater treatment plant addition**
- C) Update on Water Plant No. 3**
- D) Update on development in the District**
- E) New and other ongoing Engineering projects and approvals**
- F) New and other ongoing Engineering projects or approvals**

- A) District engineer Levi Love reported that water tank has been erected but still requires the tie-in to the system. Director Mitschke made a motion to approve invoice for Superior Tank Company, Inc. for \$32,750.00 for one 21' 6 1/2" DIA x 24' 1 1/2" High (HDG) Bolted Steel Tank , complete with appurtenances and erection. Director Hardage seconded and motion passed with all in favor.
- B) Design on WWTP is on hold, The foundation contractor had new material delivered to the site. No action.
- C) Well driller is planning to mobilize at the end of July. The fencing contractor is onsite.
- D) Update regarding Bali Star Homes Development, an invoice for Section 1 was sent to the developer on 6/22.

Update regarding Falvey Lake development:

Construction is underway

First utility service is expected in July

- E) Levi Love informed that open record requests fees will still be invoiced to District. Director Mitschke made a motion to have Director Schoop investigate selling generator. Director Ramsour seconded and motion passed with all in favor.

Discuss and take possible action on May 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 operations report by A-1 Utility. Director Hardage seconded and motion passed with all in favor

Discuss and take possible action on annual review of Drought Contingency Plan

Director Schoop made a motion to keep the Drought Contingency Plan as is, no change. Director Mitschke seconded and motion passed with all in favor

Review District 2021 Consumer Confidence Report

Director Mitschke made a motion to accept the 2021 Consumer Confidence Report. Director Hardage seconded and motion passed with all in favor. Director Mitchke will post on District's website.

Discussion to set future meeting dates for property tax discussions and public hearings

Meeting for property tax discussion and public hearings set for Thursday August 11, 2022, at 7:00pm

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

Building report, signage for building, contract, and returning of refunds

Trash Service

Deed Restrictions

Scanning of paperwork

Selling generator

Mr. Jones Extension on permit

Adjourn

Director Mitschke made a motion to adjourn and Director Hardage seconded with all in favor.

Meeting adjourned at 9:07pm

Meeting minutes prepared by Director Merceri Board Secretary