**Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday, July 25, 2024 at 7:00pm at 10244 Fairview Drive, Conroe Texas 77385.**

1. **Call meeting to order by presiding officer.**

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

1. **Roll Call of Directors and establish a quorum.**

Director Merceri took roll call. Director Cassandra Merceri, Director David Schoop, Director Lacie Whorley, Director Shane Ramsour, Director Lance Shannon were all present.

Also in attendance were Darcy Tramm and Derick Dickman of A-1 Utility; Levi Love and Lesley Reel of L Squared Engineering, District’s Engineer, Mallory J. Craig of Coats Rose, P.C., the District’s General Counsel, Loren Clark of L&S District Services, the District's Bookkeeper.

Public in attendance Ernesto Ersy of Ersy Development, Pedro Ramirez 10512 Chateau Ln., Terry Price 520 Tallon Dr., John Allen 11720 Greak Oak, Maureen Golden, Cody Owens 1520 Briar Cliff Street.

1. **Invocation, Pledge of Allegiance, and Pledge to the Texas Flag.**

No action

1. **Discuss and take possible action to approve the minutes from the June 27, 2024 regular meeting.**

Director Shannon made a motion to approve the minutes from the June 27, 2024 regular meeting, Director Schoop seconded the motion, and all voted in favor. Motion carried.

1. **Comments from the Public.**

No comments

1. **Comments from the Directors.**

Director Merceri addressed an issue where Board member called the police and say the MUD board has a problem, the MUD board did not address it as a board. Director Merceri is being harassed because of actions of Chateau Woods M.U.D., Director Schoop stated that being on the MUD board comes with conflict, board members can resign at any time. MUD board members can not address issues on social media.

Discussion of interim rental management Becky Godell will fill in till the board can vote on a contract for Becky Godell. Director Shannon made a motion to allow Becky Godell to take over rental management of the MUD building till a contract can be constructed at next meeting Director Worley seconded, all voted in favor. Motion carried.

1. **Discuss and take possible action to accept bookkeeper’s report for June 27th to July 25th and approve payment of bills.**

Director Schoop made a motion to approve bookkeeper's report and payment of bills with a check to Lisa Hudson for July and Entergy payment, Loren Clark will change draft date to avoid late fees and David will pay I want a flag for the flags in the front of the neighborhood Director Shannon seconded. All voted in favor. Motion carried.

1. **Discuss and take possible action on monthly building rental report.**

Rentals for July were cancelled due to hurricane, Lisa Hudson did not have access to her phone or email all month. Director Whorley made a motion to accept the building report, Director Shannon seconded. All voted in favor. Motion carried.

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

Director Merceri needed time to look for poll taken by residents, moving agenda down in meeting.

1. **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 Ramsour made a motion to Red tag the construction sites till fees are paid Director Whorley seconded. All in favor. Motion carried.

1. **Discuss and take possible action on any previous or new deed restriction complaints.**
	1. **10555 Fairview – debris/trash visible from the street**
	2. **10215 Kerr Lane- logs in the ditch blocking drainage & abandoned car in right away**
	3. **10508 Westgate – Unkempt yard**
	4. **426 Springwood - Unkempt yard**
	5. **Any new deed restriction complaints**

Director Merceri did not write letters because of Holiday and hurricane Beryl it was discussed with Director Schoop letters were not going to get sent out because of everyone trying to clean up from the hurricane. Director Schoop made a motion to have deed restriction letters sent three business days after board meeting Director Ramsour seconded the motion. All voted in favor. Motion carried.

* + 1. Letter will be sent.
		2. Car is moved no action.
		3. Letter will be sent.
		4. Letter will be sent.

Director Whorley made a motion to send letters to deed violators Director Ramsour seconded. All voted in favor. Motion carried.

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

Only 29 votes were turned in 25 responded with yes, they want natural gas and 4 no they do not want natural gas. Tabled to next meeting.

1. **Discuss and take possible action on any new or ongoing legal matters**
	1. **Discuss and approve form letter for deed restriction complaints and action**
	2. **Discuss Fee of Office and consider adopting Resolution Regarding Fees of Office.**

September meeting will be moved to September 19th to have tax rate must be set before September 20th.

The election is a contested election. Director Schoop made a motion to call order for an election 3 seats on the board are up for election Director Whorley seconded motion, all voted in favor. Motion carried.

* + 1. Director Schoop made a motion to approve the letter for deed restriction complaints constructed by Mallory Craig MUD board legal counsel Director Ramsour seconded motion. All voted in favor. Motion carried.
		2. Tabled to next meeting.
1. **Discuss and take possible action on new construction for the following properties based on Engineer’s recommendation:**
	1. **Lot 1A, Block 2, of Lake Chateau Woods Section 5 for Jocob Martinez**
	2. **Lot 1C. Block 4, Lake Chateau Woods Section 5 for Fernando Alvarez**
	3. **Lot 4A, Block 1, Lake Chateau Woods Section 7 for Build Co**
	4. **Lot 2C, Block 1, Lake Chateau Woods Section 7 for Build Co**
	5. **Lot 3A, Block 2, Lake Chateau Woods Section 2 for Stonewood Landmark**
	6. **Lot 3B, Block 2, Lake Chateau Woods Section 2 for Stonewood Landmark**
	7. **Lot 1, Block 1, Flamingo Residences (1420 Flamingo) for Jose Vegas**
	8. **Lot 2, Block 1, Flamingo Residences (1424 Flamingo) for Jose Vegas**
	9. **Lot 3, Block 1, Flamingo Residences (1428 Flamingo) for Jose Vegas**
		1. Director Ramsour made a motion to approve new construction at Lot 1A, Block 2, of Lake Chateau Woods Section 5 for Jocob Martinez Director Shannon seconded motion. All voted in favor. Motion carried.
		2. Director Ramsour made a motion to approve new construction at 1C. Block 4, Lake Chateau Woods Section 5 for Fernado Alvarez with condition that the lot line change will be recorded at the county office on the form survey Director Whorley seconded. All voted in favor. Motion carried.

C & D. Director Schoop made a motion to approve new construction at Lot 4A, Block 1, Lake Chateau Woods Section 7 for Build Co, without pool and Lot 2C, Block 1, Lake Chateau Woods Section 7 Director Ramsour seconded. All voted in favor. Motion carried.

E. & F. Table to next meeting for legal review.

G. Director Schoop made a motion to approve Lot 1, Block 1, Flamingo Residences (1420 Flamingo) for Jose Vegas Director Ramsour seconded. All in favor. Motion carried.

H & I Table to next meeting for legal review.

1. **Discuss and take possible action on the following Engineering Matters:**
	1. **Update on Water Plant No. 3**
	2. **Updates on developments in the District**
	3. **Wastewater Plant rehabilitation project**
	4. **Renewal of TCEQ Wastewater Discharge Permit**
	5. **West Side Drainage Mitigation Study**
	6. **New and other ongoing Engineering projects or approvals**
		1. L Squared have received the additional information from Lone Star needed to complete the Hydro-geologic study. They also received two options to proceed with the operating permit. They are either the well spacing exception request process or to get waivers from the well owners within the area. One other option is to reduce the proposed pumping capacity to 524 GPM. The GC informed L squared informed them they have their fence subcontractor scheduled to be onsite next week to repair the damaged fencing.
		2. No updates
		3. Word version of contract was reviewed by Sarentec, and they provided some comments to Mrs. Craig, Sarentec is doing a final review of the contract.

Rates will have to increase if the rags continue to clog up lines, damage has increased and costing the MUD board more to repair.

* + 1. Notice of Application and Preliminary Decision received from TCEQ on 7/22 L Squared is working on getting this published in the required newspapers.
		2. Map is complete.
		3. L Squared have requested additional survey of Springwood in light of the information exchange at the last meeting. The storms this month have disrupted the prior scheduling this is expected to be completed within the week.
		4. After reviewing the feasibility study for 816 Chateau Woods Parkway Director Schoop made a motion to deny the service feasibility study due to the district not having the capacity at this time Director Ramsour seconded. All voted to deny. Motion carried.
1. **Discuss and take possible action on June 2024 operations report: including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing.**

No action

1. **Discussion of any items to be included on next meeting’s agenda**

Rate increase, Deed restriction letters, CenterPoint natural gas, Discussion of fees of office, new construction at Lot 3A, Block 2, Lake Chateau Woods Section 2 for Stonewood Landmark Lot 3B, Block 2, Lake Chateau Woods Section 2 for Stonewood Landmark, Lot 2, Block 1, Flamingo Residences (1424 Flamingo) for Jose Vegas, Lot 3, Block 1, Flamingo Residences (1428 Flamingo) for Jose Vegas, vote on tax rate hearing, A-1 Contract, Building rental management contract, Insurance, Budget.

1. **Adjourn**

Director Ramsour made a motion to adjourn the meeting Director Whorley seconded. All voted in favor. Motion carried.

Meeting adjourned at 9:32pm

Meeting minutes prepared by Director Merceri board secretary