

**Chateau Woods Mud Regular meeting**

**March 23, 2023**

**10224 Fairview, Conroe, Texas 77385**

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

Director David Schoop called the meeting to order at 7:00pm

**2. Roll call of Directors and establish a quorum.**

Director Cassandra Merceri took roll call Director Alanna Hardage, Director Cassandra Merceri, Director Shane Ramsour, Director David Schoop, and Director Lance Shannon all present.

Also in attendance were Darcy Tramm and Derick Dickmann of A-1 Utility; Lesley Reel of L Squared Engineering, District Engineer; Tiffany Carden of L&S District Services, District's Bookkeeper.

Public in attendance Cody and Tiffany Carden, John Allen 11220 Great Oak, Maureen Golden, Yessenia Beard of 10943 Redbird

**3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag**

No action

**4. Discuss and take possible action to approve the minutes for the February 23<sup>rd</sup> regular meeting.**

Director Ramsour discussed that Hans of Best Trash needs to be notified not all trash is not being picked up, if it looks like trash thrown in trash truck. Director Hardage made a motion to approve the minutes for the February 23<sup>rd</sup> meeting. Director Ramsour seconded and all in favor. Motion passed.

**5. Comments from the public**

No comments

**6. Comments from the Directors**

Director Ramsour discussed that 10501 Twin Oaks has trash piled up once again, will table to next meeting do to heavy trash day being the following week.

**7. Discuss and take possible action to accept bookkeeper's report for February 23<sup>rd</sup> to March 23 and approve payment of bills.**

Director Hardage made a motion to approve the bookkeeper's report for February 23<sup>rd</sup> to March 23<sup>rd</sup> and approve payment of bills. Director Shannon seconded, all in favor and motion passed.

**8. Discuss and take possible action on Annual Review of District Investment Policy**

Director Ramsour made a motion to approve the Annual Review of District Investment Policy. Director Shannon seconded, all in favor and motion passed.

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

Director Schoop will repair damages to building caused by renters. Director Hardage made motion to approve the monthly building rental report. Director Ramsour seconded and all in favor. Motion passed.

**10. Discuss and take possible action on any previous deed restriction complaints.**

- a. **426 Springwood- unkept yard, overgrowth (final notice mailed 02/07/2023**
  - b. **1601 Primrose- Fence blocking drainage**
  - c. **10943 Redbird- customers parking on street, blocking access to other residents (notice sent by attorney 02/27/23**
    - A.) Tabled to next meeting
    - B.) Owner submitted drainage plan, will remove 2 feet to meet natural grade and adjust bottom board to allow flow. Director Ramsour made a motion to approve drainage plan. Director Schoop seconded, all in favor and motion passed.
    - C.) Owner stated she is not blocking driveways, parking on streets only. Tabled to next meeting.
- 11. Discuss and take possible action on any new deed restriction complaints.**  
10501 Twin Oak next meeting
- 12. Discuss and take possible action on amending the District Rules and Regulations**  
Discussion of adding all properties must have Silt fencing; tabled to next meeting.  
Director Schoop made a motion to have Director Hardage send a letter to The Build Co. reminding them that construction times are from dawn to dusk only, and that no generators are to be used. Director Ramsour seconded and all in favor. Motion passed.
- 13. Discuss and take possible action on drainage on Springwood Drive**  
Table to next meeting.
- 14. Discuss and take possible action on any new or ongoing legal matters.**  
No action
- 15. Discuss and take possible action on new construction for the following properties based on Engineer's bulk recommendations:**
- a. **Lot 63, Block 6, Lake Chateau Woods Section 7 at 10941 Bluebird for The Build Co.**
  - b. **Drainage plan revision for 1601 Primrose for Case Robinson**
    - A.) Director Hardage made a motion to approve new construction at 10941 Bluebird. Director Ramsour seconded and all in favor. Motion passed.
    - B.) Discussed above #10
- 16. Discuss and take possible action on drainage plan violation at 19427 Youpon.**  
Director Ramsour made a motion to approve drainage at 19427 Youpon. Director Shannon seconded and all in favor. Motion passed.
- 17. Discuss and take possible action on the following Engineering Matters:**
- a. **Update on Water Plant 1 GST installation**
  - b. **Update on Water Plant No. 3**
  - c. **Updates on Developments in the District**
  - d. **Bluebird Place water line replacement**
  - e. **Wastewater Plant rehabilitation project**
  - f. **Sanitary Sewer I&I Study**
  - g. **New and other ongoing Engineering projects or approvals**

- A.) Tank has been tied into the system. Last pending items were addressed, but there are some additional items that have been sent to Superior to be addressed. Leslie Reel will send an email to Superior asking for changes to be corrected.
- B.) Director Schoop made a motion to approve payment application #5 for \$372,666.37. Director Hardage seconded and all in favor. Motion passed. Well driller is onsite and the casing currently being cemented. Well pump will be placed tomorrow with a 36 hour pump test starting Monday afternoon. Generator is onsite. Entergy is working on getting a vegetation crew onsite to clear the electrical routing to the transformer.
- C.) Bali Star-An invoice for section 1 was sent to the developer on June 2022. Board agreed to place this invoice on hold. FEMA is reviewing the LOMR for the floodplain. Section 2 cannot be submitted to the County to review until FEMA has approved. No update from developer on when they will be moving forward with the construction of Section 1.  
Falvey Lake- Phase 1A has been accepted by the District. Developer is continuing to coordinate with Entergy for service to individual homes and east lift station.
- D.) Bluebird Place waterline replacement- Plans have been submitted to Montgomery County for review. The plans and contract package have been uploaded to CivCast with a bid due date of April 19<sup>th</sup>.
- E.) Preparing the site exhibits for the necessary rehab items.
- F.) Proposal for videoing of White Oak/Youpon section. Discussion smoke testing proposal status.
- G.) No new or other Engineering projects or approvals.

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

No action.

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

Deed restriction complaints for 426 Springwood, 10943 Redbird, 10501 Twin Oaks

District Rules and Regulations

Drainage on Springwood Drive

Request from Customer about refund.

**20. Adjourn.**

Director Ramsour made a motion to adjourn the meeting. Director Shannon seconded and all in favor. Meeting adjourned at 8:24pm.

Meeting minutes prepared by Board Secretary Cassandra Merceri