**Regular Board meeting of Chateau Woods Mud Directors**

**At 10224 Fairview Drive Conroe, TX 77385**

**March 24, 2022**

**Call meeting to order by presiding officer**

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

**Roll call of Directors and Establish a quorum**

Directors present Director Alanna Hardage, Director Cassandra Merceri, Director Steven Mitschke, Director Shane Ramsour, President Director David Schoop.

Also attending was Levi Love of L Squared Engineering (District Engineer); Lesley Reel of L Squared Engineering, Tiffany Loggins of L&S Districts Services (District’s Bookkeeper); Darcy Tramm A-1 Utility; and Derick Dickmann A-1 Utility; and Larry Foerster MUD board general counsel.

Public in attendance: Dan Naef 7549 Palmetto Springs, Garrett Henning 1527 Glen Oak, Maureen Golden, Elizabeth Izaguirre 10927 Mockingbird Pl., Roberto Rosales, Jeremy Lawrence, Steve Lawrence.

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

No action.

**Discuss and take possible action to approve the minutes for the February 24th regular meeting.**

Director Mitschke made a motion to approve the minutes for the February 24th regular meeting. Director Schoop seconded the motion and it passed with all in favor.

**Comments from the public**

Garrett Henning asked if the board had permits to work on the ditches. Levi Love is going to provide permit numbers that the board has obtained; parts of the work permits were not needed. Mr. Henning asked what the board will be doing with the silt build up from the Falvey Lake development. Levi Love informed him that was a Montgomery County issue and would discuss that information with Mr. Henning when Levi provides him the permit numbers obtained.

**Comments from the Directors**

Director Merceri noted that trash was not picked up until the following day, and recycling was not picked up in certain areas. This needs to be added to next agenda.

(Moving Sunrise Group agenda item up.)

**Discuss and take possible action on request from Sunrise Group for District to reconsider feasibility study for the District to provide water and wastewater to development outside of the District CCN**

Sunrise Group wants to build 500 units off Sleepy Hollow. Board members stated their concerns about how the overextension of District water and sewer plants would place a strain on the District residents that is not needed. Director Schoop made a motion to authorize Levi Love to do feasibility study. Director Merceri seconded. Director Mitschke, Director Ramsour and Director Hardage voted NO. The motion failed. Director Mitschke made a motion to deny the request for a feasibility study for Sunrise Group and Director Ramsour seconded. Director Mischke asked for a Call vote. Director Schoop abstained. Director Hardage voted yes, Director Ramsour voted yes, Director Merceri yes, and Director Mitschke voted yes. The denial of the feasibility study was approved by the Board, so the request for service was denied.

**Discuss and take possible action to accept bookkeeper’s report for February 24th to March 24th and approve payment of bills.**

Tanks a Lot check was still not approved.

Director Mitschke made a motion to approve the bookkeeper’s report. Director Hardage seconded and the motion passed with all in favor.

**Discuss and take possible action on fund procurement for upcoming projects at water plants and wastewater treatment plants.**

(Moved to Engineering Matters later on the agenda)

**Discuss and take possible action to conduct annual review of the District’s Investment Policy**

Tabled to April meeting to give the Board more time to review.

**Discuss and take possible action on property tax exemptions for the District residents**

Tabled to April meeting

**Discuss and take possible action on monthly District building rental report (2 months)**

Director Mischke made a motion to approve the building rental report. Director Schoop seconded and the motion passed with all in favor.

Jeremy Lawrence stated the AC was not working when he rented the building, and he informed Lisa about the issues.

**Discuss and take possible action on District website.**

No action. Director Mitschke removed all the minutes from the website except last 3 months.

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

1. **10927 Mockingbird- trash and debris in yard and driveway (pending litigation)**
2. **1500 Ashway – nuisance (noise) complaint (pending litigation)**
3. **10508 Westgate- trash and debris in yard and driveway (2nd letter sent 10/28/21) tabled 02/24/22**
4. **1402 Primrose- trash and debris in yard and driveway (1420 Primrose)**
5. **608 Cactus- trash and debris in yard and driveway visible from the street**
6. **532 Cactus- trash and debris visible from the street**
7. **10911 Twin Oaks – new fence encroaches on build line (corrected 03/13/22)**
8. **10406 Longleaf – trash and debris visible from the street**

B) will be discussed in executive session

C) No action

D) Director Mitschke made a motion to send a second letter to 1420 Primrose owner. Director Ramsour seconded and motion passed with all in favor.

E) Tabled

G) No action

H) No action

A) Elizabeth Izaguirre agreed to pay attorney fees and filing fees. Larry Forester will give the figure to the board and Elizabeth Izaguirre’s lawyer. Tabled to next meeting.

Board went to executive session at 8:18pm

Executive session ended at 8:35pm

Meeting reconvened at 8:43 pm

Director Mitschke made a motion to table until next meeting action on 1500 Ashway. Director Schoop seconded and motion passed with all in favor.

**Discuss and take possible action on new deed restriction complaints**

1413 Sweetgum Director Schoop will make a call to inform the owner of the property of violations.

Director Schoop discussed a house on the Parkway as neighbor is complaining about fence falling down and dogs escaping through the defective fence.

**Discuss and take possible action on request from Sunrise Group for District to reconsider feasibility study for the District to provide water and wastewater to development outside of the District CCN**

(Moved up on agenda and request denied.)

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

No action

(Moving up agenda item)

**Discuss and take possible action on the following Engineering Matters:**

**Update on Water Plant No. 3**

**Discuss and take possible action on fund procurement for upcoming projects at water plants and wastewater treatment plants.**

Levi Love received only one bid for $4,700,000.00 to build the Water Plant No. 3. No other companies submitted bids. The bid will be good for 60 days. Levi Love will go over the bid to see what can be cut back on bid. A special meeting needs to be set to go over the Board’s options. The board will investigate funding, grants, or line of credit. Tabled to next meeting. Director Schoop made a motion to have L&S ( the District’s Bookkeeper) review options for funding. Director Ramsour seconded and motion passed with all in favor. Levi Love will go over the bid to cut back items and what funding options would be available to the board.

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

1. **Lot 60, Block 6, Lake Chateau Woods Section 7 for Luis Alvarez/The Build Co.**
2. **Lot 60, Block 6, Lake Chateau Woods Section 7 for Luis Alvarez/The Build Co.**
3. **Lot 62, Block 6, Lake Chateau Woods Section 7 for Luis Alvarez/The Build Co.**
4. **Lot 8C, Block 3, Lake Chateau Woods Section 7 for Jennina Casco**
5. **Lot 8B, Block 3, Lake Chateau Woods Section 7 for Jennina Casco**
6. **Lot 18, Block 1, White Oak Estates Section 4 on Silver Leaf Lane for EOS Consulting**
7. B) and C) Director Mitschke made a motion to approve Lot 60, Block 6, Lake Chateau Woods Section 7 for Luis Alvarez/The Build Co; Lot 60, Block 6, Lake Chateau Woods Section 7 for Luis Alvarez/The Build Co; and Lot 62, Block 6, Lake Chateau Woods Section 7 for Luis Alvarez/The Build Co. Director Schoop seconded and motion passed with all in favor.

D) 1416 Flamingo. Director Schoop made a motion to approve the construction at Lot 8c, Block 3. Director Mitschke seconded motion. Director Schoop, Director Mitschke and Director Merceri voted yes. Director Ramsour voted No. Director Hardage abstained. Motion passed by a vote of three to two.

E) Director Mitschke made a motion to Deny approving Lot 8B, Block 3, Lake Chateau Woods Section 7. Director Hardage seconded and the motion passed with all in favor.

F) Director Schoop made a motion to approve construction Director Mitschke seconded all in favor.

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

1. **10923 Hummingbird/Rene Montoya (1st 90-day extension granted until 02/24/22) Completed 02/25/22**
2. **10516 Longleaf/The Build Co. – Approved 07/22/21 (1st 30-day extension 02/24/21) Completed 03/15/22**
3. **10525 Longleaf/The Build Co. – Approved 07/22/21 (1st 30-day extension 02/24/21) Completed 03/15/22**
4. **10579 Fairview Starter Homes of Texas- Approved 09/23/21 (expired 03/23/22)**
5. No action
6. No action
7. No action
8. Director Mitschke made a motion to give 1 month extension. Director Ramsour seconded and motion passed with all in favor.

**Discuss and take possible action on the following Engineering Matters:**

1. **Update on Water Plant 1 GST**
2. **Update on wastewater treatment plant addition**
3. **Update on Water Plant No. 3**
4. **Updates on developments in the district**
5. **New and other ongoing Engineering projects or approvals**

Director Hardage left meeting at 10:00pm for a Family emergency.

1. Director Schoop spoke with Mr. Jones who is waiting to obtain insurance. Director Mitschke made a motion to authorize Director Schoop to award Mr. Jones the contract not to exceed $10,000.00. Director Mitschke seconded the motion and it passed with all in favor.
2. WWTP plans are in design phase. Working on scheduling the final walk-through with the foundation contractor.
3. Discussed previously on the agenda
4. Bali Star: Minor comments have been received from the County. They have asked that sheets be swapped with the current plant set that is under review instead of a full resubmittal. Falvey Lake development construction is underway; first utility service is expected in May 2022.
5. No action

**Discuss generator at Hanna Road lift station (update)**

Transfer switch needs to be inspected. No action at this time.

**Discuss and take possible action on violation letter from T.C.E.Q**

No action

**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**

Director Mitschke made a motion to approve the operations report from A-1 Utilities. Director Schoop seconded the motion and it passed with all in favor.

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

Conduct annual review of the District’s Investment Policy

Property tax exemptions for the District residents

Deed Restrictions violations

10927 Mockingbird- trash and debris in yard and driveway (pending litigation)

1500 Ashway – nuisance (noise) complaint (lawsuit may be filed)

1402 Primrose- trash and debris in yard and driveway (1420 Primrose)

608 Cactus- trash and debris in yard and driveway visible from the street

1413 Sweetgum

New construction at Lot 8B, Block 3 Lake Chateau Woods, Section 7

Construction permits for 10579 Fairview: Starter Homes of Texas- Approved 09/23/21 (expired 03/23/22)

Generator at Hanna Road lift station

Discuss and take possible action on violation letter from T.C.E.Q

Trash Service

**Adjourn**

Director Ramsour made a motion to adjourn the meeting. Director Mitschke seconded and motion passed with all in favor.

Meeting minutes prepared by Director Cassandra Merceri, Board Secretary.