

Chateau Woods Municipal Utility Board of Directors Meeting held on Thursday, March 26, 2026 at 7:00 PM at 10225 Fairview Drive, Conroe TX 77385.

1. Call meeting to order by presiding officer.

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

2. Roll Call of Directors and establish a quorum.

Director Whorley took roll call. Director Cassandra Merceri, Director Jorge Ochoa, Director David Schoop, and Director Lacie Whorley were all present. Director Steve Mitschke arrived at 7:48 due to work emergency. Also in attendance were Darcy Tramm and Derick Dickmann of A-1 Utility; Emily Forswall of Coats Rose P.C., District's General Counsel; Loren Clark of L & S District Services, District's Bookkeeper; Lesley Reel of L Squared Engineering, District's Engineer.

Public in attendance were Nicholas and Tammy Capps of 10902 Hummingbird Pl.; Becky Godell, MUD building manager; Jason Cianflone for 411 Springwood Dr; Terry Price of 520 Tallow; Maureen Golden; and Travis Glen for 510 Cactus.

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 January 22 and February 26th regular meetings.

Director Ochoa made a motion to approve the minutes. Director Merceri seconded the motion, and all voted in favor. Motion carried.

5. Comments from the Public.

Tammy Capps is having an issue with a neighbor playing loud music directed at her house. 1500 Ashway. Director Schoop advised Mrs. Capps to continue calling the police. The police have advised that the MUD be called since we have the deed restrictions. The last series of letters that were sent to 1500 Ashway stated that the District would contemplate issuing a fine if we received any more complaints.

6. Comments from the Directors.

Director Merceri received several quotes for fencing for a dog park. One package is \$2,677 that includes agility items but no fence. Fence quotes are:

\$5,562.61 without installation

\$14,000 with installation

7. Discuss and take possible action to accept bookkeeper's report for February 26th to March 26th and approve payment of bills.

Director Ochoa made a motion to approve the bookkeeper's report and approve the payment of bills. Director Merceri seconded the motion, and all voted in favor. Motion carried.

8. Discuss and take possible action on the following Engineering Matters:

a) Updates on developments in the District

No updates

b) Wastewater Plant rehabilitation project

Pinnacle was on site to set and start the blower.

c) GST inspections and cleanings water plant #2

Preventive Services \$3875 per tank

Urban Development submitted a proposal for the sandblasting and poly at \$126,000.00. Thoughts are to spend the money now to have the tanks cleaned and the poly applied and not to have to worry about it again.

Lesley will solicit other bids and bring them to the April meeting.

d) Feasibility study for Church in Houston project

Will present at the April meeting

e) New and other ongoing Engineering projects or approvals

Jason Cianflone with Iron Mountain Developments for 411 Springwood spoke about concerns that the Board mentioned previously. The main concerns were the gas lines that run through the property, drainage and where the water is going to go,

road access/entry and exit points, and water service or release out of CCN. Mr. Cianflone stated that the pipeline that runs through the property will be removed. The drainage has been resolved due to DD6 accepting their proposal. The road access was accepted by the fire marshal who also stated that each unit must have an interior sprinkler system. Director Schoop asked Mr. Cianflone if he had the information that he's stated in writing to which he replied that Iron Mountain will not allow him to share with the Board but if our attorney requests information then Iron Mountain's attorney will send a letter stating that items 1-10 have been checked off. Now they would like to proceed with the feasibility study or be released from our CCN. Director Schoop questioned if Iron Mountain would be able to get access to the property without using the Parkway and Springwood to which Mr. Cianflone replied that he could not. The feasibility study needs to be conducted due to 92 units with interior sprinklers to make sure the District can provide water. Mr. Cianflone stated that Iron Mountain is not going to want to pay for the feasibility study just to be told that we cannot provide water. Director Ochoa reiterated that the feasibility study must be conducted before any decisions can be made. Director Ochoa made a motion for Lesley with L Squared to proceed with the feasibility study for Iron Mountain at 411 Springwood. Director Schoop seconded the motion, and all voted in favor. Motion carried. Director Ochoa made a motion to approve the Engineers report. Director Whorley seconded the motion, and all voted in favor. Motion carried.

9. Discuss and take possible action on any previous or new deed restriction complaints, including:

a) 426 Springwood – unkempt yard (Attorney to mail out letter with fine)

No response from the resident; attorney to send another letter with fine

b) 519 Tallow – construction material in driveway (District to send letter)

No action – neighbors cleaned it up

c) Any new deed restrictions complaints

1500 Ashway – noise complaint, nuisance (attorney to send letter with fine)

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

a) A portion of Lot 9B, Block 1, Lake Chateau Woods Section 7 (Sweetgum) for Paulina Gomez

Director Ochoa made a motion to approve the plans for Paulina Gomez. Director Merceri seconded the motion, and all voted in favor. Motion carried.

11. Discuss and take possible action on extension requests for the following plumbing permits:

- a) Travis Glen at 510 – approved 08/28/2025; extended to 03/26/26 (has not started construction – no inspections completed)**

Mr. Glen did get his culverts and silt fencing completed by 03/26. Director Schoop made a motion to grant a 5-month extension, August 27, 2027 meeting. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

- b) Abigail Moran at 10802 Fairview – approved 08/22/24; extended to 03/26/26 (needs final drainage inspection)**

Director Ochoa made a motion to grant a 30-day extension. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

- c) Fernando Alvarez at 10943 Mockingbird – approved 09/25/25; extended to 03/26/26 (needs final drainage inspection and Customer Service Inspection)**

No action

12. Discuss and take possible actions on the following items at District Park at 10224 Fairview Park

- a) Status of insurance claim for damage to fence and electric pole for ballpark**

Insurance check was received on 2/27/2026. No action was taken.

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

Question was raised about the rental of the building and use of the pavilion at the park. It was decided that the new pavilion/shade structure was not part of the building rental but was on a first come first served use. There is power with the pavilion and a porta-can available.

Director Ochoa made a motion to approve the monthly building rental report. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

14. Discuss and take possible action on February 2026 operations report.

There was a 703,000-gallon loss of water pumped. Derick and Director Schoop believe that there is still a leak somewhere around the Parkway, Pinewood, Cactus, and Lakewood. A letter was received from a resident requesting a new service tap on a lot that he owns so he can water his plants and trees.

Director Ochoa made a motion to approve the additional tap for irrigation purposes only. Director Whorley seconded the motion, and all voted in favor. Motion carried.

15. Discuss and take possible action on steps to transfer web domain to the District and review options for web domain to the District and review options for web page hosting as well as possible computer purchase/upgrades.

Received responses from two different web hosts, Off Cinco and Triton. Off Cinco looks to be waiving initial setup charges but base line and some hourly charges which would be about \$250 a month. Triton Basic Suite, which includes compliance, is \$250 a month as well. Triton keeps an in-house attorney to make sure websites are compliant vs Off Cinco is more customer driven. We would like to have a representative from Triton come to the next meeting to speak with us to explain the transition and answer some questions.

Table until next meeting

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

The petition should have been filed for the Ortiz property either on 03/26/2026 or 03/27/2026. Once the initial hearing is scheduled and held the value for the property is set. There is a chance for the property owners to contest. Our proposal for the portion of the property is \$60,000.

Director Ochoa made a motion to approve a check for up to \$80,000, signed by three board members, for the property if the hearing happens before the April meeting.

Director Merceri seconded the motion, and all voted in favor. Motion carried.

17. Discussion of any items to be included in next meeting's agenda (April 23, 2026)

9a. 426 Springwood 9c. 1500 Ashway – Attorney letter 11b. Moran 10802 Fairview

12. Dog park quotes 15. web domain and computers

18. Adjourn

Director Mitschke made a motion to adjourn the meeting. Director Ochoa seconded the motion, and all voted in favor. Motion carried. Meeting adjourned at 8:38 PM.

Meeting minutes prepared by Director Lacie Whorley