

**Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday  
March 27, 2025 at 7:00 PM at 10224 Fairview Drive, Conroe, TX 77385.**

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

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

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

Director Lacie Whorley took roll call. Director Cassandra Merceri, Director Steve Mitschke, Director Jorge Ochoa, Director David Schoop and Director Lacie Whorley were all present.

Also in attendance were Darcy Tramm and Derick Dickmann of A-1 Utilities; Mallory Craig of Coats Rose P.C., District's General Counsel; Lesley Reel of L Squared Engineering, District's Engineer; Loren Clark of L & S District Services, District's Bookkeeper. Public in attendance were Becky Godell, MUD building manager and George Wood of 11927 Silver Leaf.

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

No action

**4. Discuss and take possible action to approve the minutes from January 23, 2025 and February 27, 2025 regular meetings.**

Director Mitschke made a motion to approve the minutes for January 23, 2025 and February 27, 2025 minutes pending a correction to January minutes for line item 15F. Director Schoop second and all voted in favor. Motion carried.

**5. Discuss and take possible action on District Social Media policy for District owned devices.**

Director Mitschke made a motion to adopt the Social Media policy. Director Merceri seconded the motion and all voted in favor. Motion carried.

**6. Comments from the Public.**

No comments.

**7. Comments from the Directors.**

Compliment for Best Trash and a resident with a broken trash can received her replacement from them.

**8. Discuss and take possible action to accept the bookkeeper's report for February 27<sup>th</sup> to March 27<sup>th</sup> and approve payment of bills.**

Director Schoop purchased two new cameras and had them installed. The Board had authorized Director Schoop to get quotes up to \$2500. The Board does understand the confusion and concurs with the purchase. Director Mitschke made a motion to concur/approve the purchase and installation of new cameras. Director Ochoa seconded the motion and all voted in favor. Motion carried.

**9. Annual review of Investment Policy and Appointing Investment Officer (L & S District Services).**

No action/table to the April meeting.

**10. Discuss and take possible action to submit property tax exemption information.**

Director Schoop made a motion to keep the rate as the same as 2024. Director Mitschke seconded and all voted in favor. Motion carried.

**11. Convene into executive session under Section 551.071 of the Texas Open Meetings Act to confer with District's attorney and engineer regarding**

- a) West side/Springwood drainage mitigation study**
- b) Ongoing issues with Starter Homes of Texas, LLC**
- c) Damage done to District park at 10224 Fairview Drive**

Executive session started at 7:32 PM.

Executive session ended at 8:05 PM.

**12. Reconvene into open session to take possible action on matters discussed in executive session.**

Director Mitschke made a motion for Mallory to proceed as discussed for the Springwood drainage, approving the mediation terms as discussed and sending a letter to the person responsible for the damage at the park. Director Whorley seconded and all voted in favor. Motion carried.

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

- a) Drainage issues from 11002 Sleepy Hollow into White Oak subdivision**

No update or timeline.

- b) Update on Water Plant No. 3**

The well is complete and functions. The gallon per minute is around 250 gpm.

Pay Application for W.W. Payton \$148,115.43.

Director Mitschke made a motion to approve the pay app for W.W. Payton.

Director Whorley seconded and all voted in favor. Motion carried.

- c) Updates on developments in the District**

No news.

- d) Wastewater Plant rehabilitation project**

Sarentec is sandblasting, welding and replacing a weir plate. Four pay apps for Sarentec totaling \$36,062.21 and two for Urban Development totaling \$109,100.60. Director Mitschke made a motion to approve the pay apps for the treatment plant rehab. Director Merceri seconded the motion and all voted in favor. Motion carried.

- e) New and other ongoing Engineering projects or approvals**

No updates

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

**a) 1119 Chateau Woods Parkway – Unkempt yard, trash visible from the street**

Director Mitschke made a motion for the attorney to send a letter. Director Whorley seconded the motion and all voted in favor. Motion carried.

**b) 10740 Twin Oaks – Unkempt yard, trash visible from the street**

Table until April 24 meeting.

**c) Any new deed restriction complaints**

No new complaints

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

No action

**16. Discuss and take possible action on material change for ongoing construction at 10802 Fairview for Lyndon Lozano.**

Director Schoop made a motion to accept the change of material. Director Mitschke seconded the motion and all voted in favor. Motion carried.

Director Mitschke made a motion for Darcy with A-1 to send a letter to the builder informing him of the dumpster requirement. Director Merceri seconded the motion and all voted in favor. Motion carried.

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

**a) Lot 44-B, Block 6, Lake Chateau Woods Section 7 on Mockingbird Place for The Build Co.**

Table to April; asking to change material or color

**b) Building addition at Lot 11, Block 8, Lake Chateau Woods Section 7 for Michelle Lauth (1420 Beech)**

Director Mitschke made a motion to approve the addition. Director Schoop seconded the motion and all voted in favor. Motion carried.

**18. Discuss and take possible action on proposals for work at District parks**

**a) Kiddie Cushion at Fairview Park**

Table until April 24 meeting

**b) Borders around Hunter's Lake Park equipment**

Table until April 24 meeting for quotes.

**19. Discuss and take possible action on any extension requests for the following plumbing permits:**

**a) Stonecreek Builders @ 1416 Beech (approved 4/25/2024 – extended until 3/27/2025)**

No action

- b) Stonewood Landmark @ 10310 Sunset (approved 8/22/24 – extended until 3/27/2025)**

No action

- c) Stonewood Landmark @ 10314 Sunset (approved 8/22/24 – extended until 3/27/2025)**

No action

- d) Build Co. @ 10911 Mockingbird (approved 9/19/2024 – expires 3/27/2025)**

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

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

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

**21. Discuss and take possible action on February 2025 operations report: including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing.**

Director Schoop made a motion to approve the operations report. Director Mitschke seconded the motion and all voted in favor. Motion carried.

**22. Discussion of any items to be included in next meeting's agenda (April 24, 2025)**

9. Investment policy

14 A. 1119 Chateau Woods Parkway

14 B. 10740 Twin Oaks

17 A. Mockingbird Place

18 A. & B. Quotes only

19. D. 10911 Mockingbird Ln.

**23. Adjourn**

Director Mitschke made a motion to adjourn. Director Whorley seconded the motion and all voted in favor. Motion carried. Meeting adjourned at 8:58 PM.

Meeting Minutes prepared by District secretary Lacie Whorley.