

Chateau Woods Municipal Utility District Board meeting minutes

Meeting held at 10224 Fairview Drive, Conroe, Texas 77385 on

Thursday, March 28, 2024 at 7:00pm

1. Call meeting to order by presiding officer.

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

2. Roll call of Directors and establish a quorum.

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

Also in attendance were Darcy Tramm and Derick Dickmann of A-1 Utility; Lesley Reel and Levi Love of L Squared Engineering; Loren Clark of L&S District Services, District's Bookkeeper; Larry Foerster, MUD Board General Counsel.

Public in attendance were Terry Price 520 Tallow, Keith Polk 611 Tallow, Jimmy Trocko 608 Tallow, Mallory Craig of Coats Rose, P.C. Maureen Golden, Dewayne Colver 528 Tallow, Pedro Ramirez 10512 Chateau Ln., and Debra Davis 431 Pinewood Drive.

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 February 22, 2024 regular meeting.

Director Schoop made a motion to approve the minutes from the February 22, 2024 regular meeting Director Shannon seconded, and all voted in favor. Motion carried.

5. Comments from the Public.

Terry Price of 520 Tallow spoke on flooding issues on Tallow Director Schoop addressed this issue, stating that he has spoken with the county and he was told that they would give him some answers in the next week.

Director Whorley arrived at 7:05pm.

6. Comments from the Directors.

Director Whorley wants the speeding on Pinewood to be addressed it was noted that Sheriff was notified and there is nothing more the Board can do about it. Director Schoop then gave a token of appreciation to Larry Forester for his dedication to the board and Lake Chateau Woods community.

7. Discuss and take possible action to accept bookkeeper's report for February 22nd to March 28th and approve payment of bills.

Ending balance from last meeting was \$12,081.94 Director Schoop made a motion to approve bookkeeper's report for February 22nd to March 28th and payment of bills Director Shannon seconded, and all voted in favor. Motion carried.

8. Discuss and take possible action on the selection of a new attorney to replace the District's retiring general counsel.

Director Schoop made a motion to engage Mallory Craig with Coats Rose, P.C. as the new general counsel attorney to replace the District's retiring general counsel, Director Whorley seconded, and all voted in favor. Motion carried.

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

Director Schoop made a motion to renew the Investment Policy and Appointing Investment Officer as L&S District Services Director Whorley seconded, and all voted in favor. Motion carried.

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

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

Director Whorley that she will speak with Lisa Hudson about her not cleaning the building per her contract.

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

It was noted that more votes need to be collected, Director Schoop made a motion to have a flyer sent out with a QR code, and for Director Whorley and Director Ramsour to pass out said filers throughout the neighborhood Director Ramsour seconded, and all voted in favor.

12. Consider request by Ali DiFrancesco to construct a perimeter security fence at 10707 Longleaf.

Director Schoop made a motion to deny the construction of perimeter fence at 10707 Longleaf Director Whorley seconded, and all voted in favor. Motion carried.

13. Convene into closed executive session to discuss confidential legal matters with the District’s attorney as authorized by Section 551.071 of the Texas Government Code.

No action no closed executive session needed.

14. Reconvene into open session to take action, if necessary, on matters as discussed in closed executive session.

No action.

15. 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)

Mr. Forester discussed noted that he had previous discussions with Starter Home’s attorney about the violations, and indicated that she will talk with her client and get back to Mr. Forester.

Director Schoop made a motion to give them till April 5th 2024 to correct the violations then fines will begin Director Whorley seconded, and all voted in favor. Motion carried.

16. Discuss and take possible action on any new deed restrictions complaints.

No new deed restriction complaints, no action.

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

No new or ongoing legal matters, no action.

18. Discuss and take possible action on Plumbing permit extension – Alexis VanDeVen Seda at 728 Springwood.

Director Schoop made a motion to approve a 6 month permit extension, as requested. Director Whorley seconded, and all voted in favor. Motion carried.

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

A) Lot 1-C, Block 4 of Lake Chateau Woods Section 5 for Alvarez Venture Capital.

B) Lot 9A, Block 1 of Lake Chateau Woods Section 7 (1431 Sweetgum) for Shakira Barrea

C) Lot 10-C, Block 3 of Lake Chateau Woods Section 6 for Sovann Prak.

- a) Mr. Alvarez needs to have a finished floor elevation from his engineer. Director Whorley made a motion to approve with the finished floor elevation Director Ramsour seconded, and all voted in favor. Motion carried.
- b) Director Ramsour made a motion to approve Lot 9A, Block 1 of Lake Chateau Woods Section 7 (1431 Sweetgum) for Shakira Barrea not including the pool Director Shannon seconded the motion, and all voted in favor. Motion carried.
- c) Director Schoop made a motion to approve new construction for Lot 10-C, Block 3 of Lake Chateau Woods Section 6 for Sovann Prak Director Shannon seconded, and all voted in favor. Motion carried.

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

A) Update on Water Plant No. 3

B) Updates on developments in the District

C) Wastewater Plant rehabilitation project Sanitary Sewer I&I Study

D) District Overall Water & Sewer Maps

E) Renewal of TCEQ Permit

F) New and other ongoing Engineering projects or approvals

- a) The well driller is currently with the Groundwater District to see what is needed to update the current well permit with the new location.
- b) No updates
- c) L Squared is working through a time and materials bid option for the rehab of the treatment plant. Director Schoop made a motion to have L Squared to go get bids for lift station and analyze a TNL contractor bring back option Director Ramsour seconded, and all voted in favor. Motion passed.
- d) Discussion of status of A1 investigation/repair of leak areas. I&I study is completed and all, but one repair has been completed.
- e) Draft of the overall water and sewer maps will be brought to next meeting.
- f) Permit was mailed this week.
- g) No action.

21. Discuss and take possible action on security system at water plant #3.

Table to next meeting.

22. Discuss and take possible action on concrete work at Wastewater Treatment Plant.

Director Schoop received 2 bids one with Cody Owens with Texan Handyman LLC. for \$4,000 for concrete work at the Wastewater Treatment Plant. Director Shannon made a motion to grant the contract with Texan Handyman LLC. Director Whorley seconded, and all voted in favor. Motion carried.

23. Discuss and take possible action on February 2024 operations report: including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks, and customer billing.

No action.

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

Security system, CenterPoint, Starter Homes LLC.

25. Adjourn.

Director Schoop made a motion to adjourn the meeting Director Ramsour seconded, and all voted in favor. Meeting adjourned at 8:26pm.

Meeting minutes prepared by Board Secretary Director Merceri.