

**Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday  
May 22, 2025 at 7:00 PM at 10224 Fairview Dr., Conroe, TX 77385.**

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

Meeting called to order by Vice President Steve Mitschke 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, and Director Lacie Whorley were all present. Director David Schoop was absent. Also in attendance were Darcy Tramm and Derick Dickmann of A-1 Utility; Mallory Craig of Coats Rose P.C., District's General Counsel; Levi Love of L Squared Engineering, District's Engineer; Loren Clark of L & S District Services, District's Bookkeeper.

Public in attendance were John Allen of 11720 Great Oak and Maureen Golden.

**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 April 10, 2025 special meeting and the April 24, 2025 regular meeting.**

Minutes were not received in time for the meeting. Will be available for the June 26, 2025 meeting.

**5. Comments from the Public.**

No Action

**6. Comments from the Directors.**

The website was down for a couple of days. We were able to get it restored but we are working to make sure it is updated. Darcy did email the agenda to residents that requested it.

**7. Discuss and take possible action to accept the bookkeeper's report for April 24<sup>th</sup> to May 22<sup>nd</sup> and approve payment of bills.**

Director's fees, sales tax for April, Entergy, garbage services, and legal fees. Director Whorley made a motion to accept the bookkeeper's report and payment of bills. Director Merceri seconded the motion and all voted in favor. Motion carried.

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

**a) West side/Springwood drainage mitigation study.**

No action

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

No action

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

**a) Update on Water Plant No. 3**

Pay app from WW Payton. Punchlist walk through was being completed. Suggested reducing the retainer to 5%. May 31<sup>st</sup> is the projected approval date for use by TCEQ.

Director Merceri made a motion to approve the pay app for WW Payton for \$183,003.28. Director Mitschke seconded the motion and all voted in favor. Motion carried.

**b) Updates on developments in the District**

No update regarding Bali Star or Falvey Lake. 816 Chateau Woods Pkwy, currently in design.

**c) Wastewater Plant rehabilitation project**

Pay app for Sarentec for \$5,840.00 and Urban Development for \$146,532.00.

As of May 2025, the rehab has cost \$1,328,615.37.

Director Mitschke made a motion to approve the pay apps for Sarentec and Urban Development. Director Whorley seconded the motion and all voted in favor. Motion carried. Quote for 3 valves for the new plant \$33,066.66. Two of the valves are frozen so this is not an upgrade but a need. Director Merceri made a motion to approve the valve replacement for \$33,066.66. Director Ochoa seconded the motion and all voted in favor. Motion carried.

**d) Ratify action taken to approve scope and cost changes for wastewater treatment plant rehabilitation.**

An immediate repair was needed to the wastewater treatment plant that could not be delayed until the meeting. Ms. Craig advised Director Schoop to call only one other board member to get approval. The repair cost was around \$8k. Director Mitschke made a motion to ratify action taken to approve scope and cost change not to exceed \$9k. Director Ochoa seconded the motion and all voted in favor. Motion carried.

**e) New and other ongoing Engineering projects or approval**

No action

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

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

No action. Director Schoop said it was sufficient.

**b) 10740 Twin Oaks -- Unkempt yard, trash visible from the street (District letter sent 3/5/25)**

No action

**c) 10601 Longleaf – Concrete within 5' easement**

Table until the June meeting for Ms. Craig to look into the recorded deed restrictions and possibly send a letter.

**d) Any new deed restriction complaints**

10802 Fairview – trash overflowing from dumpster.

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

No action

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

**a) Lot 11-A, 11B-1, Block 2 Lake Chateau Woods 06 at 10223 Fairview Drive for Stan Stewart**

Director Mitschke made a motion to approve the plans for 10223 Fairview. Director Ochoa seconded the motion and Director Whorley voted in favor. Director Merceri abstained.

Motion carried.

**b) Lot 5B, Block 2, Lake Chateau Woods 05 at 10312 Lakewood for Randy Milkovisch**

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

**c) Lot 6A, Block 2, Lake Chateau Woods 05 at 10308 Lakewood for Randy Milkovisch**

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

**d) Bathroom addition at 1306 Glen Oaks for Dave Dempsy**

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

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

**a) Kiddie Cushion at Fairview Park**

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

Table until next meeting

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

**a) Build Co. @ 10911 Mockingbird (approved 9/19/2024 – extended until 5/22/2025)**

No action

**b) Tepuy Designs LLC @ 1420 Flamingo (approved 07/25/2024 – extended until 05/22/2025)**

Director Mitschke made a motion to extend until 06/26/2025. Director Ochoa seconded the motion and all voted in favor. Motion carried.

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

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

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

Director Whorley made a motion to approve the April operations report. Director Ochoa seconded the motion and all voted in favor. Motion carried.

**18. Discussion of any items to be included in next meeting's agenda (June 26, 2025)**

4. Minutes for April 10<sup>th</sup> special meeting and April 24 regular meeting

11C. 10601 Longleaf – concrete within 5' easement

11D. 10802 Fairview letter

14. Proposals for work at both District parks

15 B. Tepuy Designs LLC

**19. Adjourn**

Director Mitschke made a motion to adjourn. Director Whorley seconded the motion and all voted in favor. Motion carried. Meeting adjourned at 8:09 PM.

Meeting minutes prepared by Director Whorley, Board Secretary

