

**Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday, November 20, 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 Davis Schoop at 7:00 PM.

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

Director 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 Derick Dickmann of A-1 Utility; Emily Forswall of Coats Rose P.C., the District's General Counsel; Lesley Reel of L Squared Engineering, the District's Engineer; Loren Clark of L & S District Services, the District's Bookkeeper; Becky Godell, 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 October 23, 2025 regular meeting**

The Board concurred to table until the December meeting.

**5. Comments from the Public.**

No comments

**6. Comments from the Directors.**

Discussion ensued regarding a blower not functioning. Pinnacle will try to pursue a warranty claim.

**7. Discuss and take possible action to accept the bookkeeper's report for October 23<sup>rd</sup> to November 20<sup>th</sup> and approve payment of bills.**

The Board recognized the District's bookkeeper who presented the District's payment of bills including Entergy, Best Trash, A-1, T-Mobile, US Treasury and October Sale Tax, Director fees, Legal fees, Bookkeeping fees, and builder deposit refunds. She stated a payment was received from Stallion Communications for waterline damage reimbursement. It was noted two additional invoices from Iron Cross were paid which includes work for welding steel panels on the bottom of the blower stands for sound proofing with an access panel in the amount of \$2,420 and the second for new/correct bar screen on the lift station in the amount of \$5,520. Director Ochoa made a motion to approve the estimate up to \$8,500 with an invoice payable to Iron Cross. Director Mitschke seconded the motion, and all voted in favor. Motion carried. Director Mitschke made a motion to approve the bookkeeper's report. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

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

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

Still waiting for TCEQ

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

No current updates

**c) Wastewater Plant rehabilitation project**

Two pay apps for Urban Development totaling \$10,195.73

Director Mitschke made a motion to approve the pay apps for Urban Development. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

**d) Hunter's Lake/District property survey**

Mr. Bacon suggests sending the consent to encroachment to the one property owner that needs it for title purposes. Director Schoop made a motion to authorize the District's attorney prepare consent to encroachment. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

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

D.R. Horton has made an offer of up to \$50,000 for the CCN release of approximately 19.5 acres off of Elder Road. Ms. Reel suggests having the attorney draft a MOU releasing the 19.5 acres for the compensation of \$50,000 with a clause stipulation that we still have to review drainage. Director Mitschke made a motion to authorize the agents of the Board to move forward with the MOU letter with the contingencies that we are willing to talk about releasing a section of our CCN with drainage oversight contingencies. Director Ochoa seconded the motion and Directors Merceri and Whorley voted in favor. Director Schoop abstained. Motion carried.

Break taken at 7:53 PM

Meeting resumed at 8:01 PM

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

**a) 532 Cactus - unkempt yard, trash visible from street (tabled at October 23, 2025 meeting)**

Table until December 18<sup>th</sup> meeting.

**b) 426 Springwood - unkempt yard (Attorney to mail out letter)**

Table until December meeting - Attorney will be mail letter.

**c) 10807 Fairview - discharge of grey water into open ditch (given until December 18, 2025 to comply)**

Table until December meeting

**d) 1327 Beech - business sign in yard (District to mail out letter)**

Table until December meeting due to not meeting 30 days.

**e) 1241 Chateau Woods Pkwy - debris in yard and ditch (District to mail out letter)** No action

**f) Any new deed restriction complaints**

No new complaints

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

**a) Lot 2, Block 1, Flamingo Residences (1424 Flamingo) for Adams Designers**

Director Mitschke made a motion to approve. Director Ochoa 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) Tepuy Designs LLC @ 1420 Flamingo (approved 07/25/2024 - extended until 11/20/2025)**

Director Ochoa made a motion to extend the permit until December 18, 2025. Director Merceri seconded the motion, and all voted in favor. Motion carried.

**b) Stan Stewart @ 10223 Fairview Drive (approved 05/22/2025 - expires 11/20/2025)**

Director Mitschke made a motion to extend the permit until December 18, 2025. Director Ochoa seconded the motion. Director Schoop and Director Whorley voted in favor while Director Merceri abstained. Motion carried.

**c) Randy Milkovich @ 10308 Lakewood Dr (approved 05/22/2025 - expires 11/20/2025)**

No action

**d) Randy Milkovich @ 10312 Lakewood Dr (approved 05/22/2025 - expires 11/20/2025)**

No action

**12. Discuss and take possible action on the following items at District Park at 10224 Fairview Dr**

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

The total damage was \$2,400 for the ballpark including new pole C electrical box. The fence cost is approximately \$2,800 and is on backorder due to height and coating. Director Mitschke made a motion to approve the repairs up to \$5,500. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

**b) Review replacement costs for park equipment to be added to insurance policy.**

This matter was tabled.

**c) Contract and payment for shade structure over concrete slab.**

The Board reviewed a proposal from Johnny Gonzalez in the amount of \$22,500.

Director Ochoa made a motion to approve \$22,500 for the shade structure with half, \$11,250, to be provided up front. Director Merceri seconded the motion, and all voted in favor. Motion carried.

**d) Quote for materials to restrict vehicle access (posts or trees)**

Table - pending quote for 10 trees and irrigation

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

Becky is having new signs created for the grass. A request was received to reserve the building for Halloween 2026. Director Schoop made a motion to approve the report. Director Merceri seconded the motion, and all voted in favor. Motion carried.

**14. Discuss and take possible action on October 2025 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. Director Merceri 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.**

Table until December 18, 2025

**16. Discuss and take possible action on any new or ongoing legal matters, including:**

**a) Accept and Acknowledge Assignment of Utility Agreement**

Holigan is signing their contract over to another one of their entities that owns the property.

The name/ownership change does not affect the contract at all. Director Ochoa made a motion to approve the name change. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

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

4. Minutes; 9a. 532 Cactus; 9b. 426 Springwood; 9c. 10807 Fairview; 9d. 1327 Beech; 11a. Tepuy; 11b. Stewart; 12 a b C d insurance; 15. Web domain

**18. Adjourn**

Director Whorley made a motion to adjourn the meeting. Director Mitschke seconded the motion, and all voted in favor. Motion carried. Meeting adjourned at 8:56 PM.

Meeting minutes prepared by Director Lacie Whorley