

Chateau Woods Municipal Utility District Board of Directors Meeting held on Thursday, October 23, 2025 at 7:00 PM at 10224 Fairview Drive, Conroe, Texas, 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 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 of A-1 Utility; Emily Forswall of Coats Rose P.C., the District's General Counsel; Lesley Reel of L2 Engineering, the District's Engineer; on the phone Loren Clark of L & S District Services, the District's Bookkeeper; John S Allen of 11720 Great Oak; Maureen Golden; Aaron Ketchard with The Reserve at Sleepy Hollow; Bryan Elizondo with Clayton Homes; Kathleen Steiner of 822 Springwood; and Jason Chanflene.

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 August 28, 2025 and September 25, 2025 regular meetings and the September 16, 2025 special meeting.

Director Mitschke made a motion to approve the minutes from the August 28 and September 25 regular meetings and the September 16 special meeting. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

5. Comments from the Public.

No action

6. Comments from the Directors.

Resident called Director Schoop about a dead pine tree on the District's lot on Primrose. Director Schoop had Andrew with Solomon come out to look at the tree and noticed 5 more that needed to come down. Andrew removed all the trees, ground the stumps and removed the tree debris. Director Schoop would like to have Solomon clear cut the whole lot due to diseased trees and this being the 3rd time we have removed trees. Solomon quoted Director Schoop \$6500 to clear cut, stump grind, haul off all of the brush and trees and mow the first time. Director Mitschke made a motion to authorize Director Schoop to pay Solomon \$6500 for tree services. Director Ochoa seconded the motion, and all voted in favor. Motion carried. Damage occurred at the ball field at 10224 Fairview. The police could not find the perpetrator per the police report. Director Schoop has spoken with Bales Electric and received a quote of \$540 for fixing the piping and weather head and \$2,500 for equipping new paneling, breaker and switches. The insurance was not going to cover the damage due to the fence not being listed as part of the property.

7. Discuss and take possible action to accept bookkeeper's report for September 25th to October 23rd and approve payment of bills.

Director Mitschke made a motion to approve the bookkeeper's report with the added checks. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

8. Discuss and take possible action on issues with trash service.

No action.

Executive session started at 7:22 PM.

Executive session ended at 7:37 PM.

Regular session resumed at 7:38 PM.

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

a) Update on Water Plant No. 3

No updates

b) Updates on developments in the District

816 Chateau Woods Parkway is moving forward but Lesley will not sign off on the plans until they have paid the impact fees. Requesting to have them mow the property.

c) Wastewater Plant rehabilitation project

Urban Development was on site addressing issues. There are 2 pay apps totaling \$17,710.95.

Sarentec cut holes through parts of the plant then welded them back. In the process, the poly lining was melted and had to be reapplied where it was compromised. Sarentec has one last invoice due for \$6,763.58 and the damage they caused is \$7,900. We propose that Sarentec either pay the \$7,900 or they can just write off their last invoice of \$6,763.58 and we will call it a day.

d) Hunter's Lake/District property survey

Lots 3B, 3C, 4A, 4C and 5A have encroached on Hunter's Lake property line. Director Schoop made a motion to have the attorney draft a letter stating that the property owners have encroached on District property and that it is being documented. Director Whorley seconded the motion, and all voted in favor. Motion carried.

Kathleen Steiner is concerned with the vines that are growing over and through her fence. She feels that it is the District's responsibility to remove them and maintain the area behind her fence. She was informed that when A-1 has the mowers scheduled to come out again they will mow & weed-eat if it is dry. Ms. Steiner was informed that as a Board we do not have employees to perform maintenance that should fall on the homeowners; she was displeased with this statement.

e) New and ongoing Engineering projects or approvals

DR Horton is requesting that the MUD release over 20 acres from our CCN since they have backed out of buying another property. Director Schoop made a motion to have Lesley start the conversation DR Horton in regard to what we would like to see happen. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

Jason with Lion of Judah Builders of Texas is purchasing 411 Springwood Dr. They already purchased 325 Springwood and would tear down the home and turn a residential lot into an entry or exit. The development would potentially be 92 homes on 4000 sq foot lots. Egress is the main concern. Jason is going to speak with Oak Ridge about drainage and come back when he has more information.

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

a) 532 Cactus – unkempt yard, trash visible from street

Table – keep an eye on the progress

b) 426 Springwood – unkempt yard (District to mail out letter)

District mailed letter 9/26/25, no progress has been made. Attorney to send letter. Director Schoop made a motion to have the attorney mail a certified letter to the resident. Director Mitschke seconded the motion, and all voted in favor.

c) 10807 Fairview -- discharge of grey water into open ditch

District mailed letter 9/26/25. Director Schoop spoke with the homeowner and was informed that they were in a legal battle with their insurance company. Their attorney also sent us a letter requesting us to cease. Director Mitschke made a motion to give them 60 days to see if any progress has been made. Director Schoop seconded the motion, and all voted in favor. Motion carried.

d) 10306 Twin Oaks – birds in cages in yard

No action – birds are gone

e) 1331 Beech – business sign in yard

District sent letter 9/26/25 – address was incorrect. Correct address is 1327 Beech. New letter to be mailed.

f) Any new deed restriction complaints

1241 Chateau Woods Parkway – trash in yard/ditch. Director Mitschke made a motion to send a letter. Director Ochoa seconded the motion, and all voted in favor. Motion carried.

11. Discuss and take possible action on request for encroachment agreement for lot #169 at 9978 Zebra Wood by Bryan Elizondo with Clayton Homes.

The home was set within the first 2 years of opening and the process of setting up the homes and inspection was not quite ironed out yet. The process has now been streamlined to eliminate errors. The home is over the easement by 2-3 feet in the front corner. The encroachment agreement will be granted but it must be noted that the home is over the easement and if the MUD must dig up a waterline, the homeowner will be responsible for any damage done to the property. Director Ochoa made a motion to approve the encroachment agreement. Director Mitschke seconded the motion, and all voted in favor.

12. 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 10/23/2025)

Director Schoop made a motion to extend until Nov. 20, 2025. Director Mitschke seconded the motion, and all voted in favor.

13. Discuss and take possible action on the following items at District Park at 10224 Fairview Drive:

a) Quote for shade structure over concrete slab

Landmark Custom Pools \$41,000 for 22 x 32 all cedar, shingle roof, gutters, rafters and covering the ceiling. 20 x 20 would be \$21,000

Table until November 20, 2025 meeting

b) Quote for installation of posts to restrict vehicle access

Director Schoop does not want to add post but trees.

Table until November 20, 2025 meeting

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

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

15. Discuss and take possible action on September 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 Ochoa seconded the motion, and all voted in favor. Motion carried.

16. Discuss and take possible action on steps to transfer web hosting to godaddy.com.

Need a picture of Director Schoop with his ID, a letter on letterhead, and tax certification letter.

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

September 30 has passed, and Starter Homes of Texas has not sent us a check. Starter Homes is likely to file bankruptcy. Director Schoop made a motion to have Nancy Cameron file a motion to enforce.

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

18. Discussion of any items to be included in next meeting's agenda (November 20, 2025)

10 a. 532 Cactus; 10 b. 426 Springwood; 10 e. 1327 Beech; 10 f. 1241 Chateau Woods Pkwy
12. Tepuy Designs
13. Park A & B
16. GoDaddy.com

19. 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 9:10 PM.

Meeting minutes prepared by Director Lacie Whorley