

**Chateau Woods Municipal Utility District Board of Directors meeting held on Tuesday
September 16, 2025, at 7:00 PM at 10224 Fairview Drive, Conroe, TX 77385**

1. Call meeting to order by presiding officer.

Meeting was 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 Merceri, Director Mitschke, Director Ochoa, Director Schoop and Director Whorley were all present. Michael Bacon with Coats Rose P.C., District's General Counsel.

3. Public Hearing on 2025 Tax Rate.

Public not present. Director Schoop made a motion to lower the tax rate to 0.2766. Director Merceri seconded the motion, and all voted in favor.

4. Consider Adopt Order Setting 2025 Tax Rate.

President Schoop and Secretary Whorley had to sign the Order and Resolution.

5. Discussion on 10/01/2025 to 09/30/2026 budget.

Smoke testing is on hold due to another internet company coming into the neighborhood. The two main areas proposed to increase the budget are Park beautifications from \$22,000 to \$75,000 and Water plant No. 2 from \$16,500 to \$100,000. Removing the savings from the wastewater treatment rehab, that is almost complete, saves \$163,500.

Director Ochoa wants a splash pad added to the park.

6. Executive Session.

No action. No need for executive session.

7. Consider adopting a Resolution Declaring Public Necessity and authorizing District consultants to take all necessary action for the acquisition of a drainage easement.

Director Shoop made a motion to authorize the attorneys to move forward with the Public Necessity Resolution. Director Mitschke seconded the motion, and all voted in favor. Motion carried.

8. Discussion of Deed Restriction enforcement procedures and consider taking action thereon.

The attorney suggests that the MUD starts assessing fines for deed restriction violations. First violation will only be a letter, second violation will be a letter and fine. Director Mitschke made a motion authorizing the attorney to begin assessing penalties for violation of deed restrictions as instructed by the Board. Director Merceri seconded the motion. Director Ochoa abstained, and Directors Whorley and Schoop voted in favor. Motion carried.

9. Discussion of any item to be included in next meeting's agenda (September 25, 2025).

Budget and Notice of levying fines.

10. Adjourn.

Director Schoop made a motion to adjourn. Director Mitschke seconded the motion, and all voted in favor. Motion carried. Meeting adjourned at 8:04.

Meeting minutes prepared by Director Lacie Whorley