**Chateau Woods Municipal Utility District Board of Directors.**

**Special meeting held on Monday November 18th 2024, at 10244 Fairview Drive, Conroe Texas 77385.**

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

Meeting called to order by President Director David Schoop at 9:00am.

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

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

Also in attendance were Darcy Tramm of A-1 Utility; Lesley Reel of L Squared Engineering, District’s Engineer; Mallory Craig of Coats Rose P.C., District's General Counsel.

The public in attendance was Steven Mitschke of 527 Springwood Dr., and Maureen Golden.

1. **Discuss and take possible action on items relating to November 5, 2024 Election.**
   1. **Adopt Order Canvassing Returns and Declaring Results of Directors Election.**
   2. **Administration of Oaths of Office.**
   3. **Reconstitute Board officer positions.**
   4. **Authorize filling of amended District Registration Form with TCEQ.**
2. The results from the November 5th 2024 election were:

Steven Mitschke with 318 votes

Lacie Whorley with 226 votes

David Schoop with 229 votes

Shane Ramsour with 110 votes

Director Shannon made a motion to adopt the election results Director Whorley seconded all voted in favor. Motion passed.

1. Mallory Craig administered the Oath of Office for David Schoop, Lacie Whorley, and Steven Mitschke.
2. Director Schoop made a motion to appoint Director Steven Mitschke as Vice President, and the Directors will remain in their positions, Director Whorley seconded all voted in favor. Motion carried.
3. Director Schoop made a motion to have Darcy Tramm file District Registration Form with TCEQ on behalf of the District Director Mitschke seconded, all voted in favor. Motion passed.
4. **Discuss and take possible action on an annexation agreement for property at 816 Chateau Woods Parkway.**

Director Mitschke made a motion to approve annexation agreement for property at 816 Chateau Woods Parkway, in condition to service that include lots will be subject to deed restrictions, a variance will on be granted for the lot that contains a 2-way driveway and detention pond only, a $10,000 deposit must be received within 90 days of signing agreement, construction must begin within 12 months of payment of deposit or the capacity the District has on hold will result back to the District, all impact fees must paid prior to plan approval Director Schoop seconded all voted in favor. Motion carried.

1. **Discuss and take possible action to engage an auditor for the 10/01/2023 to 09/30/2024 financial audit for the District (McCall Gibson Swedlund Barefoot PPLC for 3-year contract).**

Director Schoop made a motion to have McCall Gibson Swedlund Barefoot PPLC for a 3-year contract minus the filing fee Darcy Tramm will be filing audit Director Mitschke seconded all voted in favor. Motion carried.

1. **Discuss and take possible action on PUC complaint CP2024110357 by Starter Homes of Texas at 1452 Glen Oak.**

Agenda items #6 and #7 were combined. Director Schoop made a motion to allow Mallory Craig to respond to the complaints with the evidence of the reasoning of the lawsuit Director Whorley seconded. All voted in favor, motion carried.

1. **Discuss and take possible action on PUC complaint CP2024110356 by Starter Homes of Texas at 1410 Glen Oak.**

Discussed and motioned on the above agenda item.

1. **Adjourn.**

Director Schoop made a motion to adjourn the meeting Director Mitschke seconded. All voted in favor, motion carried. Meeting adjourned at 9:26am.

Meeting minutes prepared by Director Merceri, board secretary.