

Chateau Woods Mud Regular meeting

April 27, 2023

10224 Fairview, Conroe, Texas 77385

1. Call meeting to order by presiding officer.

Director David Schoop called the meeting to order at 7:00pm

2. Roll call of Directors and establish a quorum.

Director Cassandra Merceri took roll call. Director Alanna Hardage, Director Cassandra Merceri, Director Shane Ramsour, Director David Schoop, and Director Lance Shannon all present.

Also in attendance were Darcy Tramm and Derick Dickmann of A-1 Utility; Lesley Reel of L Squared Engineering, District Engineer; Tiffany Carden and Loren Clark of L&S District Services, District's Bookkeeper. Larry Foerster, MUD Board general counsel.

Public in attendance were Maurice Lazo 10616 Longleaf, Chris Reyna, Maureen Golden, Chris Roles Garman Construction, Barrie Claus 410 Springwood, Alexis Van de Ven Seda 728 Springwood, and Mari Van de Ven 728 Springwood.

3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag

No action

4. Discuss and take possible action to approve the minutes for the March 23rd regular meeting.

Director Schoop made a motion to approve the minutes for the March 23rd regular meeting. Director Hardage seconded an all in favor. Motion carried.

5. Comments from the Public

No action

6. Comments from the Directors

Yards with lots of debris; Director Schoop will go speak with them before sending letter. Many neighbors have chickens. If new law passed, will investigate to see if it effects deed restrictions. Director Ramsour wants to investigate redoing Fairview Park.

7. Discuss and take possible action on request from Mrs. Couitt at 1401 Flamingo to waive remaining \$10 NSF charge.

Director Ramsour made a motion to deny request to waive \$10 NSF charge for Mrs. Couitt. Director Shannon seconded and all in favor. Motion carried.

8. Discuss and take possible action to accept bookkeeper's report for March 23rd to April 27th and approve payment of bills.

Director Schoop made a motion to approve the bookkeeper's report for March 23rd to April 27th and approve payment of bills. Director Hardage seconded and all in favor. Motion carried. Ending balance from last meeting \$14,226.27.

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

Director Schoop made a motion to approve monthly building rental report. Director Hardage seconded and all in favor. Motion carried.

10. Discuss and take possible action on any previous deed restriction complaints.

a. **426 Springwood- Unkept yard, overgrowth (Discuss legal options for compliance)**

b. **10943 Redbird- Customers parking on street, blocking access to other residents (updates if any)**

c. **10501 Twin Oaks- Rubbish and debris visible from the street**

d. **1601 Primrose- fence blocking drainage (request for additional time to comply)**

e. **Builder- The Build Co. (Complaints about working hours & generators)**

A. Director Ramsour made a motion to have Larry Foerster prepare pleadings for deed restriction violation lawsuit as authorized by Board. He will send final notice letter with lawsuit pleadings with the hope that this gets owner to clean his yard. Lawsuit will not be filed until it is obvious owner will not comply. Director Shannon seconded and all in favor. Motion passed.

B. No action.

C. Director Schoop will stop by to discuss matter with resident; tabled to next meeting.

D. Tabled to next meeting.

E. No action at this meeting.

11. Discuss and take possible action on any new deed restriction complaints.

No action at this meeting.

12. Discuss and take possible action on request by the Build Co to move side fence (along Ashway) at 10901 Oriole

Director Schoop made a motion to deny request by Build Co to move side fence at 10901 Oriole. Director Ramsour seconded and all in favor. Request was denied.

13. Discuss and take possible action on connection request by Barrie Claus (Ventura) at 410 Springwood Drive.

Two lots at 410 Springwood Drive owned by Barrie Claus allowed to have water service to both house on one lot and garage apartment on other lot. Board agreed to one meter to serve both structures so that the two lots not have to be replatted and can be treated as one lot for purpose of utility service. Larry Foerster will draft recordable memorandum of understanding describing the terms of the mutual agreement. Director Schoop made the motion to approve the agreement. Director Hardage seconded. Director Ramsour abstained. Director Merceri and Director Shannon in favor. Motion carried by vote of 4 with one abstention.

14. Discuss and take possible action on amending the District Rules and Regulations.

Tabled to Workshop Date will be discussed at next meeting.

15. Discuss and take possible action on drainage on Springwood Drive

No action. The discussion involved the fact that the District has no jurisdiction on those areas of the Ortez property where drainage from Springwood Drive would be directed onto the Ortez property. District will need County assistance. Director Schoop made a motion to have Larry Foerster contact Commissioner Matt Gray's office concerning the drainage issue as previously written in a letter by L Squared Engineering. Director Hardage seconded and all in favor. Motion passed.

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

No action

17. Discuss and take possible action on plumbing permit renewal requests from the following builders:

a. **11941 Silverleaf (Moran) – Originally approved 03/24/2022.**

b. **1416 Flamingo (Casco) – Originally approved 03/24/2022.**

c. **10920 Oriole (Stonewood Landmark) – Originally approved 10/27/2022.**

A. Director Schoop made a motion to approve an extension to June. Director Hardage seconded and all in favor. Motion passed.

B. Director Schoop made a motion to approve an extension to May 25th, 2023. Director Hardage seconded and all in favor. Motion carried.

C. Director Schoop made a motion to approve a one-month extension. Director Hardage seconded and all in favor. Motion carried.

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

a. **Lots 3-B and 3-C, Block 3. Lake Chateau Woods Section 5 at 728 Springwood for Garman Construction**

A. Director Schoop made a motion to approve new construction at 728 Springwood as long as the square footage is more than 1600 square feet. Director Shannon seconded and all in favor. Motion passed.

21. G. **Discuss and take possible action on service request by LoneStar Engineering for office/warehouse development at 11002 Sleepy Hollow Road.** Moved up on agenda. Director Schoop made a motion giving permission to L Squared Engineering to grant a "will serve" letter. Director Hardage seconded and all in favor. Motion passed.

19. Adjourn into executive session to discuss on security measures at water plant #1 & #3 (if necessary)

Meeting adjourned to move into closed executive session at 8:37pm as provided in the agenda.

20. Reconvene into regular session to take action on items discussed in executive session.

Meeting reconvened into open regular session 8:52 pm.

21. Discuss and take action on the following Engineering Matters:

- a. **Update on Water Plant 1 GST installation**
 - b. **Update on Water Plant No. 3**
 - c. **Updates on developments in the District**
 - d. **Bluebird Place water line replacement**
 - e. **Wastewater Plant Rehabilitation project**
 - f. **Sanitary Sewer I&I Study**
 - g. **New and other ongoing Engineering Projects or approvals**
- A. Tank has been tied into the system. L2 Engineering and Mr. Schoop to talk with Superior tomorrow to discuss the pending items.
 - B. Well driller is onsite and jetting/cleaning the screen. Once complete, they will perform another pump test. Entergy is working on power to the water plant. Director Schoop made a motion to approve Change order #2 for \$26,237.75 for electric conduit to gate and increasing the depth of the well pump as recommended by L Squared Engineering. Director Merceri seconded. Director Ramsour abstained. Director Hardage and Director Shannon in favor. Motion passed with by a vote of 4 with one abstention.
 - C. Update on Bali Star Homes development. An invoice for Section 1 was sent to the developer on 6/22. Board agreed to place this invoice on hold. We received an update that FEMA will issue the LOMR on 5/1/23. No update from the developer on when they will be moving forward with the construction of Section 1. Update on Falvey Lake development: Phase 1A has been accepted by the District. Developer is continuing to coordinate with Entergy for service to individual homes and east lift station.
 - D. Comments were addressed and plans were resubmitted to Montgomery County prior to bid submittals. We are waiting on Montgomery County to issue the ROW permit. Bids were received on April 19th and the bid tabulation were created. The apparent low bidder is Bull-G Construction. Director Schoop made a motion to grant bid to Bull-G Construction for Bluebird project in the amount of \$70,110.00. Director Shannon seconded and all in favor. Motion passed.
 - E. LSquared Engineering is preparing the plan package for the necessary rehab items.
 - F. Discussion of videoing/smoke testing. No action taken.
 - G. Discussion and take possible action on feasibility proposal request by Roberto Gonzalez for 3.66 acres on Springwood Drive. Director Schoop made a motion to have LSquared Engineering do a feasibility study for Roberto Gonzalez. Director Hardage seconded. Director Ramsour voted no. Director Merceri and Director Shannon voted yes. Motion passed by a vote of 4 with one no vote.

22. Discuss and take possible action on March operations report: including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks, and customer billing.

No action.

23. Discussion of any items to be included on next meeting's agenda.

Deed restriction complaints from 426 Springwood, 10501 Twin Oaks, 1601 Primrose.

Agreement for utility connection for Barrie Claus at 410 Springwood Drive.
Workshop date
Security measures at water plants
Rehab of Fairview Park

24. Adjourn

Director Schoop made a motion to adjourn the meeting. Director Hardage seconded and all in favor.

Meeting adjourned at 9:40pm

Meeting minutes prepared by Director Merceri, Board Secretary