

Chateau Woods Municipal Utility District Board meeting minutes

10224 Fairview Drive, Conroe Texas 77385

August 25, 2022

1. Call meeting to order by presiding officer

President David Schoop called meeting to order at 7:00pm.

2. Roll Call of Directors and establish a quorum

Director Alanna Hardage, Director Cassandra Merceri, Director Shane Ramsour, and Director David Schoop were present. Director Steven Mitschke was absent.

Also in attendance was Larry Foerster, MUD board general counsel; Tiffany Loggins of L&S District Services, District's Bookkeeper; Darcy Tramn and Derrick Dickmann of A1 Utility; Lesley Reel and Levi Love of L squared Engineering, District's Engineer.

Public in attendance: Tyler Sheffield 10392 Twin Oak Dr., Matt Rodriguez 10531 Fairview Dr., J. S. Allen 11720 Great Oak Blvd., Maureen Golden, Keith Polk 611 Tallow Dr., Hans M. Residential Recycling & Refuse of Texas, and Chamberlin Jones 1311 Flamingo.

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

No action

4. Recess from regular meeting into Public Hearing on proposed 2022 property tax rate

Recess at 7:01pm into public hearing on proposed property tax rate. No comments from the public.

5. Close Public Hearing and reconvene regular meeting

Meeting reconvened at 7:04pm

6. Consider, Adopt and Set by Resolution the 2022 Ad Valorem Tax Rate for Maintenance and Operation at \$0.3100/\$100

Director Schoop made a motion to adopt and set by Resolution the 2022 Ad Valorem Tax Rate for Maintenance and Operation at \$0.3100/\$100 from \$0.3315/\$100. Director Ramsour seconded and all in favor. Roll call for each board member in attendance and each voted "yes." Tax rate for Maintenance and Operation approved.

7. Consider, Adopt and Set by Resolution the 2022 Ad Valorem Tax Rate for Debt Service at \$0.0000/\$100

Director Schoop made a motion to Adopt and Set by Resolution the 2022 Ad Valorem Tax Rate for Debt Service at \$0.000/\$100. Director Ramsour seconded and all in favor. Roll call for each board member and each member voted "yes." Tax rate for Debt Service approved.

8. Discuss and take possible action to approve the minutes for the July 28th regular meeting and August 11th Special meeting

Director Schoop made a motion to approve the minutes for the July 28th regular meeting and August 11th Special meeting. Director Hardage seconded and all in favor. Motion passed.

9. Comments from the Public

Resident Keith Polk asked about lot on Springwood being for sale that has a waterway easement on the property. Director Schoop will investigate the property.

10. Comments from the Directors

Director Ramsour brought up a deed restriction complaint at 1318 Glenoak

Director Hardage made a comment about the drainage at the entrance of the Sleepy Hollow Subdivision. Director David Schoop will investigate this matter.

Director Merceri asked if someone can speak to the owners behind the MUD about cleaning up their ditch because it is blocking water flow. Director Schoop will contact homeowner.

Director Ramsour asked when the ATT pole will be removed. Levi Love stated that it should be removed within the week.

Darcy Tramn made a comment about a resident asked for the agenda to be added to website. Director Hardage added it before the meeting. Director Mitschke was not able to add it before the meeting. Larry Forester made a comment about minutes need to be added back to website, and discussion of the website should be added to next month's agenda

11. Discuss and take possible action to accept bookkeeper's report for July 28th to August 25th and approve payment of bills

Director Schoop made a motion to approve Bookkeeper report. Director Hardage seconded and all in favor. Motion passed. Check #4335 will be held at bookkeepers' office until there is more clarification. All requests for board members' per diem will be sent to Director Hardage. Ending balance from last meeting \$18,792.64. Ending balance on August 25, 2022, \$78,749.80.

12. Discuss and take possible action on monthly District building rental report

a. Discuss and take possible action on contractor bids to repair/paint District office

Lisa must verify address before renting building.

Director Schoop received 1 bid for \$2,631 to paint the inside of the MUD building. Item tabled to next meeting to receive more bids.

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

a. 10406 Lakewood- excessive debris left out by roadway

b. 10938 Twin Oaks- recreational vehicles connected to District water and sewer service

a. Debris removed; no action.

b. Tabled for follow up

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

10306 Twin Oaks: Director Schoop will talk to homeowner about cleaning ditch

1318 Glen Oaks: Director Schoop will talk to homeowner about building materials in yard.

Lot up for sale on Springwood. Director Schoop will investigate.

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

No action

16. Discuss and take possible action on request from Chamberlin Jones regarding new house construction on his property at the NE corner of Flamingo/Twin Oaks (Section 7, Block 4, Lot 1A-1, 1B-1 West 60 Ft)

Table to next meeting

Move to agenda item #18

18 Discuss and take possible action on impact fee payments from Chateau Creek Developers

Tabled to December 15th meeting.

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

a. **Building addition at Section 7, Block 12, Lots 9, 10, and 11A for Tyler Delmus (10392 Twin Oak)**

a. Director Schoop made a motion to approve building addition if the floodway is kept clear. Director Ramsour seconded and all in favor. Motion passed.

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

a. **Update on Water Plant 1 GST installation**

b. **Update on Wastewater treatment Plant addition**

c. **Update on Water Plant No. 3**

d. **Updates on developments in the District**

e. **New and other ongoing Engineering Projects or approvals**

A. Tank has been tied into the system. A punch list was sent to Superior Tank for completion. Cover is still missing.

B. On hold.

C. Director Schoop made a motion to approve Pay Estimate No. 1 in the amount of \$548,042.18. Director Ramsour seconded and all in favor. Motion passed. Well driller is onsite. Sand analysis sent to L Squared. Concrete crews have completed the foundations for the GST, HPT, and building.

D. Bali Star is on hold waiting on permits from the City of Conroe.

E. No new or other ongoing engineering Projects or approvals.

20. Discuss and take possible action July operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks, and customer billing

Director Ramsour made a motion to approve purchasing 100 hydrant signs costing \$10.99 each. Director Hardage seconded and all in favor. Motion passed.

21. Discuss and take possible action to sell portable generator (renebates.com)

Director Schoop stated the auctioneer didn't receive pictures of the generator. Levi will email the auctioneer pictures. Auctioneer needs to set a reserve for the generator. Director Schoop will contact auctioneer to set reserve.

22. Discuss and take possible action on inventory and scanning of District paperwork in storage building

No action at this time

23. Discussion and take possible action on upcoming Board of Director's election

Director Merceri was the only application filed, so Director Merceri will hold her seat on the board. If Director Mitschke chooses to resign, Director Mitschke's seat will be vacant.

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

A1's Contract, the website and items to be added, Budget for 2023, Chamberlin Jones plans, bids for painting of MUD building, Deed restrictions

25. Adjourn

Director Ramsour made a motion to adjourn the meeting Director Schoop seconded all in favor Meeting adjourned at 9:44pm.

Minutes prepared by Director Cassandra Merceri, Board Secretary