

Chateau Woods Mud Regular meeting

July 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 Cassandra Merceri, Director Shane Ramsour, Director David Schoop all present, Director Lance Shannon was absent.

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

Public in attendance were John Cole and Camoron Cole of All Play Inc., Lacie Whorley of 647 Chateau Woods Parkway, Maureen Golden, James E. Leveston and Julia Leveston of 19521 Simon Ln., Conroe Tx. 77385, Jose Oyoque 10735 Fairview, Barrie Claus at 410 Springwood Dr.

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

No action

4. Recess from regular meeting into Public Hearing on proposed Amended Rate Order revisions.

Recess from regular meeting into Public Hearing began at 7:02pm

5. Close Public Hearing and reconvene regular meeting.

Public Hearing closed at 7:07 pm

6. Discuss and take possible action to approve Amended Rate Order with proposed revisions.

Shane Ramsour wanted to table as he wanted to review before he voted on the Amended Rate Order. Amended Rate Order was tabled to next meeting. It was decided August 24th will be another public hearing to approve Amended Rate Order.

7. Discuss and take possible action to approve the minutes for the June 22nd regular meeting.

Director Schoop made a motion to approve minutes for the June 22nd regular meeting, and Director Ramsour seconded all in favor motion passed.

8. Comments from the Public None

9. Comments from the Directors

Director Schoop made a comment about some hearing issues he has and that when addressing the board please speak louder. Director Merceri stated that the flags in the front of the

neighborhood are due and need to be paid for the year, also that Director Merceri's MUD Phone was disconnected and needs to be turned back on. Director Merceri will send over invoice for flags to the bookkeeper and Director Schoop will call AT&T about Director Merceri's phone. Director Ramsour discussed some issues he had found in the neighborhood such as silt fence not being used by contractors, (606 Springwood), and pool in the front yard items will be discussed during deed restrictions, also a shipping container in front yard at a house.

10. Discuss and take possible action to accept bookkeeper's report for June 22nd to July 27th and approve payment of bills.

Director Schoop made a motion to accept the bookkeeper's report from June 22nd to July 27th and approve payment of bills. Director Ramsour seconded, all in favor so motion passed.

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

Director Schoop made a motion to approve the monthly building rental report. Director Ramsour seconded and all in favor. Motion passed.

12. Discuss and take possible action on Fairview Drive Park improvements/renovations.

Director Ramsour discussed improvements to the Fairview Park. John Cole and Cameron Cole from All Play, Inc. discussed what additions that would be added to improve the park. Their bid was for over the \$150,000 amount that requires competitive bids to be published in the newspaper. There was discussion about where the District could find this amount in the District budget. Director Schoop and Director Ramsour decided this needed to be tabled to next meeting. All board members agreed.

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

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

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

c. **10740 Twin Oaks- Broken appliances, tires, and debris in driveway.**

d. **10927 Mockingbird- Rubbish and debris visible from the street**

A. Went to court the Judge set hearing for August 4th at 11 am.

B. Tabled

C. Tabled

D. 10927 Mockingbird Director Schoop made a motion to have Larry Foerester send a letter to homeowner to address deed restriction complaint Director Ramsour seconded all in favor.

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

1605 Flamingo St. poured concrete to property line. Director Schoop will stop by and speak with homeowner. Deed restriction complaints from Director Ramsour at 606 Springwood, Mr. Robinson not having Silt fencing constructed.

15. Discuss and take possible action on volunteer agreement with Montgomery County Precinct #4 for the maintenance of the Chateau Woods Parkway median from Main Street to Lakewood.

Director Schoop discussed that Montgomery County Precinct #4 will only do maintenance on parkway twice a year, and that the board needs volunteers to help with maintenance, Director Merceri will add it to website.

16. Discuss and take possible action on agreement between District and Barrie Claus at 410 Springwood Drive.

After some clarification on wording of agreement with Ms. Barrie, Director Schoop made a motion to confirm approval of agreement between the District and Barrie Claus that was approved by the board at its April 2023 meeting. Director Merceri seconded and Director Ramsour abstained. Motioned passed by a vote of two, but without a majority vote.

17. Discuss and take possible action on Water Supply Agreement with Old Tamina WSC (rates and allocation)

Director Schoop made a motion to make changes to Tamina Water Supply Agreement to include a 1.5 million gallons cap on monthly water use as required by TCEQ and change dates to December 31. Director Ramsour seconded and all in favor so motion passed.

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

No new legal matters, Discussed 426 Springwood pending litigation during deed restrictions.

19. Discuss and take possible action on resignation of Alanna Hardage from the Board of Directors and discuss options for a replacement.

Director Schoop made a motion to accept the resignation of Alanna Hardage effective June 22, 2023. Director Ramsour seconded and all in favor so motion passed.

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

a. **Ibarra @ 1314 Briarcliff (original permit issued 12/15/2022)**

b. **Starter Homes of Texas @ 10580 Longleaf Drive (original permit issued 01/26/2023)**

c. **Oyoque @ 10735 Fairview (original permit issued 07/21/2021)**

A. Director Schoop made a motion to approve a 2-mo. extension on permit. Director Ramsour seconded and all in favor so motion passed.

B. Director Schoop made a motion to approve a 1 mo. extension on permit. Director Ramsour seconded and all in favor so motion passed.

C. Director Schoop made a motion to approve a 1-year extension on permit. Director Ramsour seconded and all in favor so motion passed.

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

a. **Lot 1A, Block 2, Lake Chateau Woods Section 5 for Jacob Martinez**

A. Director Schoop made a motion to approve new construction for Lot 1A, Block 2, Lake Chateau Woods Section 5 with contingency that plat lines are given to the engineer. Director Ramsour seconded and all in favor. Motioned passed.

22. Discuss and take possible 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 and replacement pressure gauge was installed. L squared will hold check till completions.
- B. The motor was damaged, and a new motor was delivered to the well driller on 7/17. The crew is jetting/redeveloping the well now. Entergy is now looking into an alternative option to get power to the site. It would require a different voltage transformer. Entergy is confirming if the transformer pad that was built will be sufficient for the new potential transformer. Entergy needs a Letter of No Objection from the District for utilizing the utility easement from Chateau Woods Parkway. Director Schoop made a motion to allow Entergy to have access to utility easement. Director Merceri seconded and Director Ramsour abstained motion passed with only two votes so no required majority.
- C. Bali Star an invoice for Section 1 was sent to the developer on 6/22, Board agreed to place this invoice on hold, and no update on when development will move forward. Falvey Lake 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. Bull-G Construction has completed the majority of the work and we are waiting for the testing results to schedule a substantial completion walk-through. Pay application has been submitted.
- E. L Squared is preparing the plan package for the necessary rehab items. Progress set sent to A-1 for review. Calls into the electrical engineer to discuss the generator modifications that will be added to the rehab plans and researched potential improvements to the bar screen.
- F. Smoke testing company was onsite and finishing up mapping of the District and will begin smoke testing the following day.

23. Discuss and take possible action on June operations report, including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections. Parks and customer billing.

No action

24. Discuss and take possible action on providing District office with emergency power.

Tabled to next meeting.

Director Ramsour left meeting at 9:21pm

With the Departure of Director Ramsour, the meeting could not continue due to not having majority of the board present.

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

26. Adjourn

Meeting minutes prepared by Director Merceri, Board Secretary