

Minutes for December 21, 2023, Board meeting

Held at 10224 Fairview Drive, Conroe, Texas at 7:00pm

1. Call meeting to order by presiding officer.

Meeting called to order by Vice President Director Shane Ramsour at 7:00pm

2. Roll Call of Directors and establish a quorum.

Board Secretary Director Cassandra Merceri took roll call. Director Shane Ramsour, Director Lance Shannon, Director Lacie Whorley, Director Cassandra Merceri were present. Director David Schoop was absent.

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

Public in attendance was Lisa Hudson 332 Springwood Dr., Maureen Golden, and Kelly Walker, 312 Cactus Drive.

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 November 16, 2023 regular meeting.

Director Ramsour made a motion to approve the minutes with corrections to the minutes as follows: on #10 action "denied" instead of saying "no action," and on #18 C, Director Ramsour did not say to have the plans flipped, vote was for denying the plans. Director Ramsour voted to deny. Director Shannon voted to deny. Director Whorley voted to deny. Director Merceri voted to approve and Director Schoop abstained, and motion was approved to deny plans for 1452 Glen Oaks. Director Whorley seconded the motion and all in favor, so motion passed.

5. Comments from the Public.

A complaint about a toilet being set at the street on Springwood at the residence of David Barry. Board will wait after trash day address this next meeting.

6. Comments from the Directors.

A resident messaged the website to ask for a taller fence; the issue will be added to the next meeting. Nursing home on Red Bird is still getting complaints about parking in roadway and medium, board is waiting for the county to put no parking signs up.

7. Discuss and take possible action to accept bookkeeper's report for November 16th December 21st and approve payment of bills.

Beginning balance from last meeting was \$4,197.76 after payment of bills and credits the ending balance is \$5,717.20. Director Shannon made a motion to approve the bookkeeper's report and payment of bills. Director Ramsour seconded and all in favor. Motion carried.

8. Consider "Information for Municipal Advisory Clients" as presented by District's financial advisor, Bill Blitch.

Board will look over the Information for Municipal Advisory Clients. No action.

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

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

10. Discuss and take possible action on Centerpoint natural gas in Lake Chateau Woods.

Tabled to next meeting.

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

a. 424 Cactus- debris and garbage bags visible from the street.

Letter will be sent; tabled to next meeting.

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

10929 Oriol street will be put on the agenda for next meeting.

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

None at this time no action.

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

- a. Lot 8C, Block 2 of Lake Chateau Woods Section 7 (1452 Glen Oaks) for Starter Homes of Texas.**
- b. Lot 58, Block 6, Lake Chateau Woods Section 7 (10932 Bluebird) for Build Co.**
- c. Expansion of existing on lots 14A and 15B, Block 3, Lake Chateau Woods section 2 (312 Cactus) for Texas Remodel Team.**

A. Director Ramsour made a motion to deny the flipped plans. Director Shannon seconded Director Whorley voted to deny plans. Director Merceri voted to approve plans. Motion was denied.

B. No action at this time. Build Co. asked to be taken off agenda.

C. Director Whorley made a motion to approve the expansion. Director Shannon seconded and all in favor. Motion carried.

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

- a. Update on Water Plant No. 3**
- b. Updates on developments in the District**
- c. Wastewater Plant rehabilitation project**
- d. Sanitary Sewer I&I Study**
- e. District Overall Water & Sewer Maps**

f. New and other ongoing Engineering Projects or approvals

- A. The crew is currently developing the well/removing drilling fluid. The meter has been set and power is on at the water plant. The GC is working on testing the items currently installed.
- B. Bali Star is on hold until further notice. Falvey Lake 1A has been accepted by the District., Developer is continuing to coordinate with Entergy for service to individual homes and east lift station.
- C. L squared is preparing the plan package for the necessary WWTP rehab items and the lift station rehab. They are also preparing the contract documents/specifications to accompany all rehab items.
- D. Discussed the status of the A1 investigation/repair of leak areas.
- E. Sewer maps for the District's CCN are provided first draft.
- F. Director Whorley made a motion to approve Task order 36 in the amount of \$6,000 to renew discharge permit for Chateau Woods Mud WWTP through TCEQ. Director Shannon seconded and all in favor. Motion carried.

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

No action.

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

Nursing home parking on Red Bird, fence variance for 10929 Oriol, 424 Cactus deed restriction complaint, and toilet on Springwood street.

18. Adjourn.

Director Whorley made a motion to adjourn the meeting. Director Shannon seconded and all in favor. Meeting adjourned at 7:50pm

Meeting minutes prepared by Board secretary Director, Cassandra Merceri.