

Chateau Woods Mud Regular meeting

February 23, 2023

10224 Fairview, Conroe, Tx. 77385

1. Call meeting to order by presiding officer.

Meeting called to order by Director David Schoop at 7:00pm

2. Roll Call of Directors and establish a quorum.

Director Alanna Hardage, Director Cassandra Merceri, Director David Schoop were present
Director Lance Shannon, and Shane Ramsour were absent.

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

Public in attendance were Mari Van De Van, Alexis Van De Van Seda, Jose Alvarez Lot 15-c, Block 7, John S. A. 11720 Glen Oak, Maureen Golden, Stainley Stewart 10223 Fairview Dr., Christina Maddox 10406 Chateau Lane, Lisa Hudson 332 Springwood Dr., Jennifer Pace 10937 Redbird, Tiffany Carden.

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

No action

4. Discuss and take possible action to approve the January 26th regular meeting minutes.

Director Schoop made a motion to approve the January 26th regular meeting minutes Director Hardage seconded all in favor motion passed.

5. Comments from the Public

No comments

6. Comments from the Directors.

Director Schoop spoke to County Commissioner Gray about maintenance of empty lots purchased by FEMA, the county is to maintain lots. Director Merceri contacted Oak Ridge about the flags in the front of the neighborhood, the invoice was not paid the renewal was sent but no payment was received. If payment is sent for next year they would put up flags for July 4th. Director Schoop will contact them.

7. Discuss and take possible to action to accept bookkeeper's report for January 26th to February 23rd and approve payment of bills

At this time moving item down to #12

8. Discuss and take possible action on complaints regarding recycling services by Residential Recycling and Refuse of Texas.

Director Schoop will discuss the recycling being picked up by trash truck with Hans of Residential Recycling and Reuse of Texas. Table to next meeting.

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

Director Schoop made a motion to approve monthly building rental Director Hardage seconded all in favor. Director Schoop made a motion to ban Dolly Gonzalez from renting the building Director Hardage seconded all in favor.

10. Discuss and take action on drainage on Springwood Drive.

Tabled to next meeting.

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

- a. **426 Springwood – unkept yard, overgrowth (final notice mailed 02/07/2023**
- b. **10306 Twin Oaks- storage building & concrete poured in easement.**
- c. **1601 Primrose- Fence blocking drainage**
- d. **10943 Redbird- customers parking on street, blocking access to other residents**
- A. Director Schoop will post notice on the door, Table to next meeting.
- B. Resolved no action.
- C. Director Schoop will speak to homeowner Table to next meeting.
- D. Director Schoop made a motion to have Larry Foerster send a letter to resident Director Hardage seconded all in favor motion passed.

#7 Discuss and take possible to action to accept bookkeeper’s report for January 26th to February 23rd and approve payment of bills

Ending balance from last meeting \$57,404.03 Ending balance on February 23, 2023 is \$35,792.22. Director Hardage made a motion to approve the bookkeeper’s report for January 26th to February 23rd and payment of bills Director Schoop seconded all in favor motion passed. Director Schoop will look into Texas Rural Water association vs American Water Board Directors Association Director Schoop made a motion to void check for Texas Rural Water Association Director Hardage seconded all in favor motion passed.

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

No action

13. Discuss and take possible action on drainage plan violation at 19427 Youpon.

Director Schoop made a motion to have Larry Forester send an email to owner, they have 30 days to fix drainage or water and sewer will be disconnected Director Hardage seconded all in favor motion passed.

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

Director Schoop made a motion to go into contract with Mr. Cody Owens for ditch maintenance Larry Forester will attach map of ditches to contract, for a total of \$9,000, \$2,000 the day the contract is signed, \$2,000 when 50% of job is completed and remainder at completion Director Hardage seconded all in favor motion passed.

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

- a. **Lot 15-C, Block, Block 7, Lake Chateau Woods Section 6 for Jose Luis Alvarez on Beech Drive**
- b. **Lot 11-A and 11B-1, Block 2, Lake Chateau Woods Section 6 for Stanley Stewart (also requesting water, sewer and trash services during construction) 10223 Fairview Drive**

- A. Director Schoop made a motion to approve Lot 15-C, Block, Block 7, Lake Chateau Woods Section 6 for Jose Luis Alvarez on Beech Drive Director Hardage seconded all in favor motion passed

- B. Director Schoop made a motion to approve plans and reduce deposit to \$1,250 Director Hardage seconded all in favor motion

16. Discuss and take possible action on expired plumbing permit at 10406 Chateau Lane (approved 5/27/21)

Director Schoop made a motion to grant a 6-mo. permit Director Hardage seconded all in favor motion passed.

17. 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 development 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. On 2/22/23, Superior stated they were waiting for the last part to be delivered and then a crew will be sent out to address all items.
- B. Well Driller is onsite, Electrical work is 90% complete. Generator is scheduled to be delivered this month. Entergy is working on getting a vegetation crew onsite to clear the electrical routing to the transformer.
- 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. FEMA is reviewing the LOMR for the floodplain. Section 2 cannot be submitted to the County for review until FEMA has approved. 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. Plans will be submitted to the County for review by the end of the month. Engineer will prepare a contract package and go out to bid shortly after the initial submittal to the County.
- E. L2 had a site visit at the treatment plant to notate the major items needed for the rehab. Working on preparing exhibits and will schedule a seconded site visit before going to bid.
- F. Smoke texting is suggested where I&I seems to be concentrated during the summer months.
- G. Director Schoop made a motion to have L2 create a feasibility study for 10095 Sleepy Hollow Road for Logan Diep Director Hardage seconded all in favor motion passed.

18. Discuss and take possible action on purchase of automatic transfer switch for generator at wastewater treatment plant (No Outage.com- \$4,432.10)

Director Schoop made a motion to approve the purchase of the automatic transfer switch for generator at wastewater treatment for \$4,432.10 Director Hardage seconded all in favor motion passed

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

Director Schoop made a motion to approve the January operations report Director Hardage seconded all in favor motion passed.

20. Discuss and take possible action on renewal of the Microsoft program for District computer.

Director Schoop made a motion to approve the renewal of Microsoft program for District computer Director Hardage seconded all in favor motion passed.

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

#8 Recycling issues

#10 Drainage on Springwood

#11 A. Deed restriction violation on 426 Springwood

#11 C. Deed restriction violation on 1601 Primrose

#11 D. Deed restriction violation on 10943 Redbird

#13 Drainage violation at 19427 Youpon

Investment plan

22. Adjourn

Director Schoop made a motion to adjourn the meeting Director Hardage seconded all in favor meeting adjourned at 8:56pm