

## Agenda Item #4

### **Regular Board meeting of Chateau Woods MUD Directors at 10224 Fairview Drive, Conroe, Texas 77385 February 24, 2022**

#### **Call meeting to order by presiding officer**

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

#### **Roll call of Directors and Establish a quorum**

Directors present: Director Alanna Hardage, Director Cassandra Merceri, Director Steven Mitschke, Director Shane Ramsour, and President Director David Schoop.

Also attending was Levi Love of L Squared Engineering (District Engineer); Lesley Reel of L Squared Engineering, Tiffany Loggins of L&S Districts Services (District's Bookkeeper); Darcy Tramm A-1 Utility; and Derick Dickmann A-1 Utility.

Public in attendance: Yessenia Beard 10943 Redbird, Mareen Golden, Chris Tate 10716 Twin Oak, Jose Oyoque Fairview, Nohelra Izagivye 10927 Mockingbird.

#### **Invocation, Pledge of Allegiance, and Pledge to the Texas Flag**

No action.

#### **Discuss and take possible action to approve the minutes for the December 16<sup>th</sup> and January 27<sup>th</sup> regular meetings.**

Director Mitschke made a motion to approve the minutes for the December 16<sup>th</sup> and January 27<sup>th</sup> regular meetings Director Hardage seconded all in favor.

#### **Comments from the public**

No comments from the public.

#### **Comments from the Directors**

As District's attorney Larry Foerster is recuperating from knee surgery, President Schoop made a comment about when it is time for Mr. Foerster to speak, he will call him on speaker phone.

#### **Discuss and take possible action to purchase of license for Microsoft Office**

Director Mitschke made a motion to approve the purchase of license for Microsoft Office for the Board computer to do the minutes. Director Hardage seconded and all in favor.

#### **Discuss and take possible action on construction process, following discussion with builder Chris Tate.**

Mr. Tate was not present but will move this item to where he arrives

#### **Discuss and take possible action to accept bookkeeper's report for January 27<sup>th</sup> to February 24<sup>th</sup> and approve payment of bills.**

Director Mitschke made a motion to approve the bookkeeper's report for January 27<sup>th</sup> to February 24<sup>th</sup>; Director Schoop seconded and all in favor. Ending balance on February 24, 2022, is \$11,308.63. Director Mitschke made a motion to pay a deposit for Superior Tank Company of \$18,750.00 for Water Plant 1. Director Ramsour seconded and all in favor.

**Discuss and take possible action on construction process, following discussion with builder Chris Tate.**

Mr. Tate asked for a timetable for permits to be included on the permit packet. No action

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

Tabled to next month's meeting.

**Discuss and take possible action on netting between ballfield and Fairview Drive.**

No action. Will confirm with Mr. Foerster to verify that Chateau Woods MUD is not liable for balls damaging property without having nets.

**Discuss and take possible action on request from Yessenia Beard on putting up a sign in front of business at 10943 Redbird.**

Director Mitschke made a motion to approve sign change for 10943 Redbird. Director Ramsour seconded and all in favor. Commercial utility rates will start. Construction workers vehicles must be in driveway and not on roadway. Construction must cease when sun goes down each day.

**Discuss and take possible action on Districts website.**

Tabled to next meeting. The website cannot hold all board meetings. After speaking with Mr. Foerster. three months of minutes posted on the website will be fine.

**Discuss upcoming Rural Water Con 2022 (April 6-8) in Round Rock, Texas (discount until 03/14)**

Director Merceri will check calendar and possibly attend

**Discuss and take possible action on any previous deed restriction complaints**

- A) **10927 Mockingbird- trash and debris in yard and driveway (pending litigation) tabled 01/27/22**
- B) **10508 Westgate- trash and debris in yard and driveway (2<sup>nd</sup> letter sent 10/28/21) tabled 01/27/22**
- A) Director Mitschke made a motion to continue with litigation as there has been no significant improvement in the appearance of the yard by Ms. Izaguirre. Director Ramsour seconded and all in favor.
- B) Tabled to next meeting

**Discuss and take possible action on new deed restriction complaint**

Director Mitschke received more complaints about the noise at 1500 Ashway. Director Mitschke made a motion to move forward with lawsuit. Director Hardage seconded and all in favor.

1420 Primrose- Trash and inoperable vehicles visible form the street (perhaps does auto repair?) Director Mitschke made a motion for Mr. Foerster to send a violation letter. Director Schoop seconded and all in favor.

608 Cactus- trash and debris visible from the street. Director Mitschke made a motion to have Mr. Foerster send a violation letter. Director Ramsour seconded and all in favor.

532 Cactus- Director Mitschke made a motion to have Mr. Foerster send a violation letter. Director Ramsour seconded and all in favor.

10911 Twin Oaks Drive- fence is closer than 25 feet of the front property line. Will be addressed at next meeting.

**Discuss and take possible action on report from District’s Attorney on any new or ongoing legal matters**

No new or ongoing legal matters No action.

**Discuss and take possible action on request form Luis Alvarez for variance on fence at 10516 Longleaf.**

Director Ramsour made a motion to not grant a variance on the fence at 10516 Longleaf. Director Mitschke seconded and all in for.

**Discuss and take possible action on expiring permits on housed under construction at:**

Moved up on the agenda

**D) 10735 Fairview/Jose Oyoque (original permit expired 01/22/22)**

**A) 10739 Fairview/Jose Oyoque (original permit expired 01/22/22)**

- a) Director Mitschke made a motion to grant a 6-month extension. Director Ramsour seconded and all in favor.
- b) Director Mitschke made a motion to grant a 6-month extension. Director Ramsour seconded and all in favor.

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

- A) Lot 60, Block 6, Lake Chateau Woods Section 7 for Luis Alvarez/The Build Co.**
- B) Lot 60, Block 6, Lake Chateau Woods Section 7 for Luis Alvarez/The Build Co.**
- C) Lot 62, Block 6, Lake Chateau Woods Section 7 for Luis Alvarez/The Build Co.**
- D) Lot 8C, Block 3, Lake Chateau Woods Section 7 for Jennina Casco**

- A) Tabled
- B) Tabled
- C) Tabled

D) Director Schoop made a motion to not approve new construction at Lot 8C, Block 3, Lake Chateau Woods Section 7 for Jennina Casco. Director Ramsour seconded and all in favor. Drawings are not in conformance with deed restrictions.

**Discuss and take possible action on expiring permits on housed under construction at:**

- A) 10923 Hummingbird/Rene Montoya (1<sup>st</sup> 90-day extension granted until 02/24/22)
- B) 10516 Longleaf/The Build Co. – Approved 07/22/21 (1<sup>st</sup> 30-day extension 02/24/21)
- C) 10525 Longleaf/The Build Co. – Approved 07/22/21 (1<sup>st</sup> 30-day extension 02/24/21)
- D) 10735 Fairview/Jose Oyoque (original permit expired 01/22/22)
- E) 10739 Fairview/Jose Oyoque (original permit expired 01/22/22)

- A) Director Schoop made a motion to grant a 30-day extension to next board meeting. Director Mitschke seconded and all in favor.
- B) Director Schoop made a motion to grant 30-day extension to next board meeting. Director Mitschke seconded and all in favor.
- C) Director Schoop made a motion to grant 30-day extension to next board meeting. Director Mitschke seconded and all in favor.

Director Hardage asked that the “no parking” signs on The Build Co. properties on Longleaf be removed as it is county right-of-way property.

**Discuss and take possible action on the following Engineering Matters:**

- A) Update on drainage improvement projects
- B) Update on WP 1 GST Recoating and Inspection of WP 2 GST
- C) Update on Parkway manhole rehabilitation project
- D) Update on wastewater treatment plant addition
- E) Update on Water Plant No. 3
- F) Updates on developments in the district
- G) Update on berm regarding/removal behind water plant#2 (Completed 02/08/22)
- H) New and other ongoing Engineering projects or approvals

- A) No action
- B) All necessary forms have been delivered to the tank manufacturer so they can start on the tank fabrication. Working on getting bids for the demolition on the existing tank
- C) No action
- D) WWTP Plans are in design; discussed the possibility of changing the design to include an alternate for a concrete plant
- E) Provided comments to the structural and electrical engineer on their plans. Contract documents and plans will be uploaded for public bid by the end of the day Friday.
- F) Update regarding Bali Star Homes development-updated plans were resubmitted to the County on February 11<sup>th</sup>

Update regarding Falvey Lake Development-Construction is underway. First utility service is expected in May 2022.

- G) Work was completed. Documentation was sent to the County.
- H) Service feasibility request by Atwell, LLC for 371 units at the end of Pin Oak.  
Director Mitschke made motion to deny the feasibility study for Atwell, LLC. Director Ramsour seconded and all in favor.

Hooligan requested for a service feasibility request for 240 units on Sleepy Hollow Road. Director Mitschke made a motion to not grant a feasibility study. Director Ramsour seconded and all in favor.

Director Mitschke and Director Ramsour stepped out of meeting at 8:43pm

**Discuss generator at Hanna Road lift station (update)**

An electrician will look at lift station to verify everything is up to code.

**Discuss and take possible action on revised pricing for spare clarifier drive for sewer plant**

Director Schoop made a motion to approve \$4,492.40 to Houston Bearing & Supply for spare clarifier drive for sewer plant. Director Hardage seconded and all in favor.

**Discuss and take possible action on payment to A-1 Utility for gravel added to driveway at sewer plant.**

Director Mitschke and Director Ramsour returned to the meeting at 8:48pm

Director Schoop made a motion to pay A-1 Utility for gravel added to driveway at sewer plant in the amount of \$6,800. Director seconded and all in favor.

**Discussion and take possible action on violation letter from T.C.E.Q. (and resolution)**

Tabled

**Discuss and take possible action on annual tank inspection proposal from Texas Tank Services**

Annual tank services- no action

**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 Mitschke made a motion to authorize A-1 to hire Hydro Clear Services up to \$20,000 to clean sludge removal out of old sewer plant. Director Ramsour seconded and all in favor. No action on A-1 Utility operations report.

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

Review of investments, Montgomery County homestead, building report, fence 10911 twin oaks, 15018 Westgate, Build Co permits and new construction, violations of deed restrictions

**Adjourn**

Director Mitschke made the motion to adjourn the meeting. Director Ramsour seconded and all in favor.

Meeting adjourned at 8:59pm

Meeting minutes prepared by Director Cassandra Merceri, Board Secretary.