

Chateau Woods Municipal Utility District Board of Directors meeting minutes

Meeting held at 10224 Fairview Drive, Conroe, Texas 77385 on

Thursday, January 25, 2024, at 7:00pm

1. Call meeting to order by presiding officer.

Meeting Called to order by President David Schoop at 7:00pm.

2. Roll Call of Directors and establish a quorum.

Director Merceri took roll call. Director Cassandra Merceri, Director Shane Ramsour, Director David Schoop, Director Lacie Whorley, and Director Lance Shannon were all present. 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 Foester, MUD Board general counsel.

Public in attendance were Michelle Townes of MGSB Auditor; Ron Waldbillings on Springwood; Maureen Golden; Fernando Alvarez; John Allen of 11720 Great Oak.

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 December 21st regular meeting.

Director Schoop made a motion to approve the minutes for the December 21st regular meeting. Director Ramsour seconded and all in favor. Minutes were approved.

5. Comments from the Public

Mr. Waldbillings spoke on traffic study on Springwood and access to his property that he is currently trying to sell to a developer. There is no traffic study planned on Springwood.

6. Comments from the Directors.

Corrections to the November meeting were made and need to be approved at the next meeting.

7. Discuss and take possible action to accept bookkeeper's report for December 21st to January 25th and approve payment of bills.

Director Schoop made a motion to accept the bookkeeper's report and approve payment of bills for December 21st to January 25th 2024. Director Whorley seconded and all in favor. Motion carried.

8. Presentation of draft 2021/2022 financial audit by McCall Gibson Swedlund Barfoot PLLC.

Michelle Townes presented the financial audit by McCall Gibson Swedlund Barfoot PLLC.

9. Discuss and take possible action to accept 2021/2022 financial audit of the District.

Director Shannon made a motion to accept the 2021/2022 financial audit of the District. Director Whorley seconded and all in favor. Motion carried.

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

Tabled to next meeting.

11. Discuss and take possible action on Fairview Drive Park improvements (tabled at 10/26/23 meeting).

Tabled to next meeting.

12. Discuss and take possible action on CenterPoint natural gas in Lake Chateau Woods.

Tabled to next meeting.

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

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

Tabled to next meeting.

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

None.

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

a. Unpermitted plumbing at 10880 Sleepy Hollow

b. Discussion regarding procedures to modify deed restrictions and/or rate order.

c. Possibility of traffic control study requirement on new developments

d. Discuss and take possible action on the replacement of the District's general counsel.

A. Director Schoop will discuss this matter with the resident. Table to next meeting,

B. Tabled to next meeting, will discuss with new general counsel.

Moved up D. Director Schoop is speaking with several law firms for the open vacant position of District general counsel with Mr. Foerster retiring. Tabled to next meeting.

C. Traffic control study, no action MUD has nothing to do with Traffic Studies.

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

a. Lot 1-C, Block 4 of Lake Chateau Woods Section 5 for Alvarez Venture Capital

b. Portion of Lot 10-A, Block 1 of Lake Chateau Woods Section 7 for Build Co.

c. Portion of Lots 10-A and 10-B, Block 1 of Lake Chateau Woods Section 7 for Build Co.

d. Portion of Lot 10-B, Block 1 of Lake Chateau Woods Section 7 for Build Co.

A. Tabled to next meeting

B. Director Whorley made a motion to approve new construction on Lot 10-A, Block 1 section 7, Lots 10-A and 10-B Block 1 section 7 and 10-B Block 1 Section 7. Director Shannon seconded and all in favor. Motion carried.

17. 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. Renewal of TCEQ Permit**
- g. 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. Falvey Lake development: Developer is continuing to coordinate with Entergy for service to individual homes and east lift station.
 - C. Plans are out to bid with a bid submittal date of February 21st.
 - D. Discussion of status of A1 Utility's investigation/repair of leak areas.
 - E. Drafts of the overall water and sewer maps have been provided for review/comment.
 - F. L Squared Engineering is working on the permit application package and plans to submit to TCEQ for sewer plant before next meeting.
 - G. None at this time.

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

Tabled to next meeting, discussion about water loss.

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

Minutes for November and Special meeting. Building rental report in District vs out of District charges, Fairview park, CenterPoint, 10880 Sleepy Hollow, 424 Cactus, Alvarez Venture, water loss on Operations report, update on new general counsel.

20. Adjourn.

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

The meeting adjourned at 9:02pm.

Meeting Minutes prepared by District board secretary Director Merceri