

Chateau Woods Mud Regular meeting

January 26, 2023

10224 Fairview Drive, Conroe Texas 77385

1. Call meeting to order by presiding officer

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

2. Roll Call of Directors and establish a quorum

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

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 Gary Colvin 311 Tallow Dr., Stan Stewart 10223 Fairview, Stanley Lee 10306 Twin Oak Dr., Jon Durnell Auditor-MGSB, Marureen Golden, Keith Polk 611 Tallow.

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 15th regular meeting

Director Hardage made a motion to approve minutes for the December 15th regular meeting. Director Ramsour seconded and all in favor. Motion passed.

5. Comments from the Public

Gary Colvin spoke on water coming into 308 Tallow form the recent rain because of the new constructed homes near him. Director Schoop will get with the county commissioner and will address this matter.

6. Comments from the Directors

Director Ramsour questioned who was responsible for maintenance of ditches. Director Schoop stated he is getting bids for cleaning and maintenance of ditches.

Director Hardage stated she has received complaints of the new nursing home at 10937 Redbird blocking driveways and vehicles getting stuck in the median tearing up ditches. Ambulance blocked driveways. Parking needs be provided off county property. Director Schoop made a motion to have Director Hardage to send a letter to resident about parking on county property. Director Ramsour seconded and all in favor. Motion passed.

Director Merceri commented that Jenelle Uber contacted her about flooding in her backyard because of the resident at 1601 Primrose constructed a fence behind the existing that is blocking the water flow. Director Schoop made a motion to speak with the resident and have Mr. Foerster send a letter to the resident. Director Ramsour seconded and all in favor. Motion passed.

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

No action needed.

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

Director Schoop made a motion to accept the 2021/2022 financial audit of the District auditor. District Director Hardage seconded and all in favor. Motion passed.

9. Discuss and take possible action to accept bookkeeper's report for December 15th to January 26th and approve payment of bills

A hold on Texas Rural Water check #4493 will be placed until next meeting. Director Hardage made a motion to approve Bookkeeper report. Director Ramsour seconded and all in favor. Motion passed.

10. Discuss and take action on monthly building rental report

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

11. Discuss and take possible action on drainage on Springwood Drive

Director Ramsour made a motion to have Director Schoop speak with Mr. Ortiz about gaining access to improve drainage. Director Hardage seconded and all in favor. Motion passed.

12. Discuss and take possible action on maintenance of drainage ditch near District office as well as drainage ditch through section 7 and open ditch off Springwood.

Director Schoop stated that Cody Owens sent a bid for maintenance of ditches for cleaning of \$9,000 to clean and \$2,400 quarterly to maintain ditches. Director Shannon made a motion to approve bid for cleaning of ditches. Director Hardage seconded and all in favor. Motion passed.

13. Discuss and take possible action on exemption information for 2023 property taxes

After discussion, Director Schoop made a motion to approve the exemption for 2023 property taxes to remain the same as 2022 property taxes of 20% for Homestead, \$30,000 for Over 65, and \$30,000 for Disability. Director Ramsour seconded and all in favor. Motion passed.

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

a. 426 Springwood – unkept yard, overgrowth

b. 10306 Twin Oaks – Storage building & concrete poured in easement

c. 10223 Fairview Drive – status of construction

A. Director Schoop made a motion to have Mr. Foerster send a seconded letter to 426 Springwood to clean up yard or face a lawsuit. Director Hardage seconded and all in favor. Motion passed.

B. Mr. Lee stated that he was told by the county that he was allowed to build a storage building on side of house, and concrete up to building setback line. He got permits from county. Board instructed Mr. Lee that the county does not regulate District's deed

restrictions and that the shed needs to be moved to back yard, and concrete needs to be removed from 3ft of property line to allow surface water drainage to flow. Director Ramsour made a motion to give Mr. Lee one month to correct deed restriction violations or litigation will begin. Director Shannon seconded and all in favor. Motion passed.

- C. Director Schoop combined agenda item 14 C, 20 A and 21. Mr. Stanley spoke on building on to the garage he has started. When asked by the board if was he is living in the garage, he stated he in fact has been off and on for 2 years. Mr. Stanley wants water, sewer, and trash because he will be the contractor building the house and living in it during construction. Mr. Stanley was asked why it has taken him so long to complete garage he started. He stated because of financial issues he was not able to complete it. Board asked Mr. Stanley for plans with more detailed information, as items were missing. Mr. Stanley stated that was not necessary. Director Schoop made a motion to approve plans, there was no second to the motion so it did not pass. Mr. Stanley was asked to bring more detailed plans and it was tabled to next meeting.

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

Director Schoop made a motion to have Mr. Foerster send a letter regarding drainage to 1601 Primrose. Director Ramsour seconded and all in favor. Motion passed.

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

Down spouts need to be flowing towards the front ditch. Director Schoop made a motion to send a letter to have changes made, pump is allowed to stay, owner has 10 days to respond or the property will be red tagged. Director Shannon seconded and all in favor. Motion passed.

Director Shannon left meeting at 9:20pm

17. Discussion and possible action on the acceptance of infrastructure within The Reserve at Sleepy Hollow

No action at this time.

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

No action at this time.

19. Discuss and take possible action on new construction plan revision by Mr. Ibarra at 1314 Briarcliff

No action at this time.

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

- a. Lot 11-A and 11B-1, Block 2, Lake Chateau Woods Section 6 for Stanley Stewart
- b. Lot 7-A, Block 11, Lake Chateau Woods Section 7 for Starter Homes of Texas
- A. Addressed above in agenda

- B. Director Schoop made a motion to approve Lot 7-A, Block 11, Lake Chateau Woods Section 7 for Starter Homes of Texas. Director Hardage seconded and all in favor. Motion passed.

21. Discuss and take possible action on request for water, sewer & residential trash service for Stanley Stewart at 10233 Fairview Drive.

Was addressed above in agenda. Tabled to next meeting.

22. Discuss and take possible action on expiring plumbing permits at the follow locations:

a. Oyoque at 10735 Fairview – originally approved 07/22/2021.

b. The Build Co. at 10901 Oriole – originally approved 07/28/2022

A. Director Schoop made a motion to approve a 6mo. Extension for expiring permit. Director Hardage seconded and all in favor. Motion passed.

B. Director Schoop made a motion to approve a 5 mo. Extension for expiring permit. Director Hardage seconded and all in favor. Motion passed.

23. 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. Update 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. Superior Tank has been notified there are outstanding items that have not been addressed from the punch list.

B. Director Schoop made a motion to approve payment of pay application for No. 4 in the amount of \$687,253.50. Director Hardage seconded and all in favor. Motion passed. It was reported that Will driller is onsite. Electrical work is 90% complete.

C. Update regarding 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. Board has not received an update from the developer on when it will be moving forward with the construction of section 1. Update regarding Falvey Lake Development Phase 1A has been accepted by the District.

D. Survey was received on 12/28 and plans are 80% complete. Plans will be finished and submitted to the County ROW reviewer by 2/15. L Squared will prepare a contract and go out to bid on 2/15 with a bid due date of 3/15.

E. L Squared had a site visit at the treatment plant to notate the major items needed for the rehab. They are preparing exhibits and will schedule a second site visit before going to bid.

F. Pipeline Analysis will provide their final report by the end of the month. Pipeline Analysis will most likely recommend smoke testing, which needs to be done in the summer. Until then it is suggested setting inflow covers in the manholes that go

underwater during rain events and doing inspection on the sanitary sewer in White Oaks Section 4. Director Schoop made a motion to approve ordering 10 inflow covers. Director Ramsour seconded and all in favor. Motion passed.

24. 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

Mrs. Tramn will price out transfer switch and will be addressed at next meeting. Flyers will be placed website of items not to be put in the sewer system.

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

Drainage on Springwood

Deed restriction violations 426 Springwood, 10306 Twin Oaks, 1601 Primrose, 10937 Redbird

Drainage at 19427 Youpon

New construction at 10223 Fairview for Stanley Stewart

10406 Chateau Woods permit expired

Transfer switch for water plant

Recycling issues

26. Adjourn

Director Schoop made a motion to adjourn the meeting Director Hardage seconded and all in favor. Meeting adjourned at 10:05 pm.

Meeting minutes prepared by Director Cassandra Merceri, Board Secretary