

**Regular Board meeting of Chateau Woods Mud Directors
January 27, 2022**

Call meeting to order by presiding officer

Vice President Director Steven Mitschke called the meeting to order at 7:00pm.

Roll Call of Directors and establish a quorum

Roll was called by Director Cassandra Merceri

Directors present are Director Alanna Hardage, Director Cassandra Merceri, Director Steven Mitschke, and Director Shane Ramsour. Director David Schoop was absent

Also attending was: Debra Loggins of L&S Districts Services (District's Bookkeeper) Darcy Tramm and Derick Dickmann and Amanda Tramm of A-1 Utility. Larry Foerster (District general counsel).

Public in attendance: Joshua Garcia of Usa Waste, Mike Others of MGSB, M. Golden, Brian Cassidy of 10817 Fairview, Alexis Van de Ven Seda, Mari Van de Ven, Elizabeth Izagire 10927 Mockingbird pl. Matt Gray running for Precinct 4 commissioner

Invocation, Pledge of Allegiance, and Pledge to the Texas flag

No action

Discuss and take possible action to approve the minutes for the December 16th regular meeting.

Tabled to next meeting

Comments from the Public

No Comments

Comments from the Directors

Director Ramsour asked why busted up concrete on berm, it still needs to be removed

Director Mitschke and Director Hardage spoke about going to White Oak meeting.

Director Merceri asked for glass near the District building to be picked up Director Mitschke stated he would remove broken glass, someone wanting to rent the ball field out, they must contact Cody Evens.

Discuss and take possible action on request to waive returned check fee for Margaret Flores at 10323 Fairview.

Director Ramsour made a motion to waive all fees except for \$5, Director Hardage seconded and all in favor.

Matt Gray who is running for Precinct 4 commissioner introduced himself and spoke on his views and why he should become commissioner

Discuss current trash collection services

Moved up on agenda, Discussion on missing trash service, no action

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

Tabled to next meeting

Discuss and take possible action to approve audit for the District's fiscal year ended September 30, 2021 and authorize filling of report with the Texas Commission on Environmental Quality.

Director Hardage made a motion to approve a draft copy of the audit for the District's fiscal year ended September 30, 2021, Director Merceri seconded and all in favor.

Discuss and take possible action to accept bookkeepers's report for December 16th to January 27th and approve payment of bills

Ending balance from last meeting \$13,129.53, Ending balance as of January 27, 2022 \$14,797.86, Check 4094 needs to be voided, Director Hardage made a motion to approve bookkeepers report, Director Ramsour seconded and all in favor. Tanks alot's check will be held till Director Schoop returns.

Discuss and take possible action on resolution to open an account at Tx. Pool.

Director Mitschke made a motion to approve a resolution to open an account at Tex. Pool and transfer the funds to the accounts, Director Hardage seconded and all in favor

Discuss and take possible action on monthly District building rental report

Director Ramsour made a motion to approve of the monthly District building rental report, Director Hardage seconded and all in favor.

Discuss and take possible action on the District website.

Tabled to next meeting

Discuss current trash collection services

Discussed previously in agenda

Discuss and take possible action on any previous deed restriction complaints

- A) 10927 Mockingbird- Trash/debris in front yard (pending litigation)**
- B) 10508 Westgate- Trash and debris in yard and driveway (2nd letter sent by attorney 10/28/21)**

A) Tabled to the next meeting- Director Hardage will discuss with the owner what needs to be cleaned up and resolve the matter.

B) Tabled to next meeting

Discuss and take possible action on any new deed restriction complaints

From the website a FEMA information request Director Mitschke directed them to A-1 for that information. A complaint about a builder dumping water into the ditch, no action

Discuss and take possible action on Non-Standard Water Wastewater Service Agreement with Bali Real Estate Development Company.

Director Mitschke made the motion to approve the Non-Standard Water Wastewater Service Agreement with Bali Real Estate Development company with removal of 9B Solid waste collection, Director Hardage seconded and all in favor.

Discuss and take possible action on any new legal matters

None no action

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 61, 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 9-A and 9-B, Block 7, Lake Chateau Woods section 1 for Jackie Churchill**
- E) Lot 3, Block 1, White Oak Estates Section 4 for Jimmy Sligar**
- F) Lot 6-B, 6-C, and 7-A block 2, Lake Chateau Woods Section 3 for Alexis Van De Ven Seda (Shed Addition)**

F) Alexis Van De Ven Seda asked to bring a shed to make into a 1 room for a family member, Director Mitschke made a motion to not approve due to being against deed restrictions, Director Hardage seconded, motion was approved to not grant construction.

Moved down on agenda

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

- A) 10929 Oriol- Dolly Gonzales permit expired 12/16/21 (service disconnected 12/17/2021)**
- B) 10923 Hummingbird- Rene Montoya permit expired 11/27/21 (service disconnected 12/17/2021)**

- C) 10516 Longleaf- Approved 07/22/21, will expire 1/22/2022, requesting extension until 2/24/2022**
- D) 10528 Longleaf - Approved 07/22/21, will expire 1/22/2022, requesting extension until 2/24/2022**

- A) No action, Drainage was fixed, and water was turned on
- B) Director Ramsour made a motion to give a 30 day extension to February 24th, Director Hardage seconded and all in favor turning water service back on
- C) Director Ramsour made a motion to grant a 30 day February 24th extension, Director Hardage seconded and all in favor
- D) Director Ramsour made a motion to grant a 30 day February 24th extension, Director Hardage seconded and all in favor

Discuss and take possible action on new out of District service request on Fairview Dr by Brian Cassidy

Director Mitschke made a motion to provide a "will service" letter but no service will be given till all requirements are met, Director Hardage seconded and all in favor

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- C) Lot 62, Block 6, Lake Chateau Woods Section 7 for Luis Alvarez/The Build Co.**
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- E) Lot 3, Block 1, White Oak Estates Section 4 for Jimmy Sligar**

- A) Tabled to next meeting
- B) Tabled to next meeting
- C) Tabled to next meeting
- D) Director Mitschke made a motion to approve additional addition, Director Hardage seconded and all in favor
- E) Director Mitschke made a motion to approve new construction, Director Hardage seconded and all in favor

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- C) 10516 Longleaf- Approved 07/22/21, will expire 1/22/2022, requesting extension until 2/24/2022
- D) 10525 Longleaf - Approved 07/22/21, will expire 1/22/2022, requesting extension until 2/24/2022

Moved up in agenda

Discuss and take possible action on the following Engineering Matters

- A) Update on drainage improvements 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
- H) New and other ongoing Engineering projects or approvals

- A) Completed
- B) Completed
- C) The road patch has been repaired and the maintenance bond has been received
- D) WWTP plans are in design
- E) Structural and electrical engineering provided a review set for the water plant, Plans and contracts are being reviewed so they can be posted for bid by next meeting
- F) Bali Star - The county provided additional comments which are currently being reviewed, Falvey Lake- Construction is underway
- G) I.M.S. Landscape services is currently onsite for the berm regarding and removal
- H) Open for discussion

Discuss and take possible action on repairs to roof over control room at water plant #2
NO action completed

Discuss installation of netting between ballfield and Fairview Drive
Tabled to next meeting

Discuss generator at Hanna Road lift station (update-installation scheduled for first week of February)

Discuss and take possible action to purchase a spare clarifier drive
Director Mitscke made a motion to approve the purchase of a clarifier drive for \$3,900 plus shipping, Director Ramsour seconded and all in favor.

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

Tabled to next meeting

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

Director Mitschke made a motion to purchase a Automatic Transfer switch for Water Plant 2 for \$4,074.00 from No Outage (online supplier) with dead time of 12 weeks, Director Hardage seconded and all in favor. Director Hardage will cancel phone lines at Water plant 1 and Water Plant 2 when the Automatic Transfer switch is installed

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

Minutes, construction process for Chris Tate, New Construction for Luis Alvarez, update on water plant No. 3, ball field, violation letter from T.C.E.Q.

Adjourn

Director Ramsour made a motion to adjourn the meeting Director Hardage seconded all in favor

Minutes prepared by Director Merceri board secretary