

**Chateau Woods MUD
Board of Directors Regular Meeting
Thursday July 28th, 2022, at 7:00pm**

Meeting called to order by presiding officer

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

Roll Call of Directors and establish a quorum

Director Alanna Hardage, Director Cassandra Merceri, Director Steven Mitschke, Director Shane Ramsour, and Director David Schoop all present.

Also in attendance was Larry Foerster, MUD board general counsel; Debra Loggins of L&S District Services, District's Bookkeeper; Darcy Tramm of A-1 Utility; and Lesley Reel of L Squared Engineering, District's Engineer.

Public in attendance; Wendi Foster of 1523 Briar Cliff; Lisa Hudson 332 Springwood; John Alue of 11720 Great Oak; Jerry Shute; Heber Delao of 10920 Fairview Drive; Maureen Golden; Chamberlin Jones; Mr. Oyoque.

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

No action

Discuss and take possible action to approve the minutes for the June 23rd regular meeting and June 28th emergency meeting.

Director Mitschke made a motion to approve the minutes for the June 23 regular meeting and June 28th emergency meeting. Director Hardage seconded. Minutes were approved by majority vote

Comments from the Public

Wendy Foster asked if anything can be done about the amount of garage sales from a house on Primrose Director Schoop will investigate

Comments from the Directors

The light at the front of neighborhood was repaired and is now working. Director Mitschke informed the board he is weighing his options he was asked to run for a position on the Republican Party board, will notify the board on his decision by next meeting.

Discuss and take possible action to accept bookkeeper's report for June 23rd to July 28th and approve payment of bills

Starting balance of general operating account \$20,374.23; ending balance after payment of bills \$18,792.64. Check number 4307 to USA Waste solutions LLC will be voided. Director Mitschke made a motion to approve the bookkeeper's report. Director Hardage seconded. Bookkeeper's report was approved by majority vote.

Discuss and take possible action regarding request for leak adjustment from Mr. Delao of 10920 Fairview Drive

Mr. Delao spoke about a leak he was unaware of and when he was informed, he fixed the pipe. Director Mitschke made a motion to allow Mr. Delao to pay a portion of the bill at the lowest tier in the amount of \$348.05. Director Hardage seconded. Motion approved by unanimous vote.

Discuss and take possible action regarding by Chamberlin Jones to change the front of Section 7, Block 4. Lots 1A-1, b-1 West 60 feet from Twin Oaks to Flamingo

Mr. Jones asked to have the front of his house face Flamingo and not Twin Oaks. Director Ramsour made a motion to deny allowing the change of the front facing Flamingo. Director Mitschke seconded. The motion to deny the change was approved by majority vote.

Discuss and take possible action on monthly District building rental report

- A) Discuss and take possible on revision customer rental contract & building signage**
- B) Discuss and take possible action on building rental complaints and procedures**
- C) Discuss and take possible action on revising policy for the return of building rental deposits**

- A) The board spoke on having the cleaning supplies taken off the contract for building rentals, and to add a \$35 an hour cleaning charge.
A Nest thermostat control will be installed. No renter shall have access.
Lisa Hudson must provide report of deposits on report. Lisa Hudson must report any damages to building in monthly report. Director Mitschke made a motion to approve changes to rental contract as revised. Director Ramsour seconded. Motion approved by majority vote.

Board revisited Mr. Jones' agenda item as he arrived late to the meeting. The board informed him that all houses on Twin Oaks must face Twin Oaks.

- B) No action at this time.
Discussion on painting interior of building will be discussed at next meeting.
- C) No action at this time.

Discuss and take possible action on trash service provider for homes in the District boundaries

No action at this time.

Discuss and take possible action entering into contract with new solid waste collection company

Presentation made by owner of Residential Recycling & Refuse of Texas. Mr. Foerster requested on change to the contract that the District approve any assignment of the contract to a third party. Director Mitschke made a motion to approve the contract with Residential Recycling & Refuse of Texas with Mr. Foerster's addendum for the monthly fee of \$23.95 a month for 5 years. Director Hardage seconded. Motion was approved by majority vote.

Discuss and take possible action on any previous deed restriction complaints

- A) 532 Cactus- Vehicle parked between road and ditch**
- B) 10516 Longleaf- nuisance complaint, fence impedes water flow (if any update)**

C) 10528 Longleaf- nuisance complaint, fence water draining to neighboring property (if any update)

- A) 532 Cactus- discussion that RV not impeding roadway so no action taken
- B) 10516 Longleaf – Tabled
- C) 10528 Longleaf – Tabled

Discuss and take possible action on any new deed restriction complaints

10406 Lakewood large pile of debris. Director Schoop made a motion to have Mr. Foerster send a letter to homeowner, Director Ramsour seconded. Motion was approved by majority vote.

10938 Twin Oak has one, possibly 2 RVs hooked up to district sewer line. Director Mitschke made a motion to have Mr. Foerster send a letter to homeowner. Director Ramsour seconded. Motion was approved by majority vote.

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

Mr. Henning asked for a refund of part of his trash service because his trash was not picked up on at least two occasions in June. This occurred during the period when USA Waste had sold its business, missed trash collections, and Chateau Woods MUD was looking for new trash collection company. The monthly fee for Residential Recycle, the new trash collector, is higher than USA Waste, so the board discussed not charging the District residents the higher rates until September, thus giving the District residents a lower, discounted rate for 2 months as a credit for missed trash service. Director Mitschke made the motion to give the District residents the discounted rate for July and August. Director Ramsour seconded. Motion was approved by unanimous vote.

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

A) Lot 78A, Block 6, Lake Chateau Woods Section 7 on Oriole Place for the Build Co.

- A) Director Schoop made a motion to approve the new construction as long as the fence is not on property line; it must be set back. Director Mitschke seconded. Motion was approved by majority vote.

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

- A) 1311 Flamingo – Jones (approved 12/17/2020, extensions granted until 07/28/22)**
- B) 10735 Fairview – Oyoque (approved 07/22/2021, extensions granted until 07/22/22)**
- C) 10739 Fairview – Oyoque (approve 07/22/2021, extensions granted until 07/22/22)**
- D) 11962 Silverleaf Ct. – Sligar (approved 01/27/22, expires 07/27/22)**

- A) No action
- B) On hold, service will be stopped. No action
- C) Director Mitschke made a motion to approve a six-month extension. Director Hardage seconded. Motion was approved with majority vote.
- D) Director Mitschke made a motion to approve a six-month extension. Director Hardage seconded. Motion was approved with majority vote.

Discuss and take possible action on the following Engineering Matters:

- A) Update on Water Plant No. 1 GST replacement**
 - B) Update on wastewater treatment plant addition**
 - C) Update on Water Plant No. 3**
 - D) Updates on developments in the District**
 - E) New and other ongoing Engineering projects or approvals**
- A) Tank has been tied into the system. A punch list was sent to Superior Tank for completion. Payment is on hold currently.
 - B) WWTP design is on hold currently. Final check for the foundation was mailed to the contractor earlier this week.
 - C) Well driller is planning to mobilize early next week. Concrete crews will be moving equipment onsite next week. The fencing contractor is onsite currently.
 - D) Bali Star Homes- an invoice for section 1 was sent to the developer on 6/22. Falvey Lake development is underway, and first utility services are expected in August.

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

No action at this time. Director Mitschke made a motion to approve the operations report. Director Hardage seconded. Motion passed with majority vote.

Discuss and take possible action on purchase of Water Meters for the District from Meter Meter/HydroPro Solutions

Director Mitschke made a motion to purchase 200 meters for the unit price of \$208.00 per meter. Director Hardage seconded. Motion passed with majority vote.

Discuss and take possible action on fuel cleaning service for generators

Director Mitschke made a motion to approve Filtratech Fuel Solutions, LLC to do a fuel cleaning service for the generators in the amount of \$1,494.46. Director Hardage seconded. Motion passed with majority vote.

Discuss and take possible action to sell portable generator

Tabled to next meeting

Discuss and take possible action on inventory and scanning of District paperwork in storage building

Tabled to next meeting

Discuss and take possible action election contracts for the November 8, 2022, joint election

Director Schoop made a motion to approve election contracts for the November 8, 2022, joint election. Director Mitschke seconded. Motion passed with majority vote.

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

Deed restriction complaints, sale of the generator, Election filing, Tax Rate

Adjourn

Director Mitschke made a motion to adjourn the meeting. Director Ramsour seconded. Motion was passed with majority vote.

Meeting adjourned at 9:41 pm.

Meeting minutes prepared by Director Merceri, Board Secretary