

Chateau Woods Mud Regular meeting

May 25th, 2023

10224 Fairview, Conroe, Texas 77385

1. Call meeting to order by presiding officer.

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

2. Roll call of Directors and establish a quorum.

Director Cassandra Merceri took roll call. Director Alanna Hardage, Director Cassandra Merceri, Director Shane Ramsour, Director David Schoop, 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 Foerster, MUD Board general counsel.

Public in attendance were Mareen Golden, Trey Benton, Travis Glenn, Chris Reing, Case Robinson, Greg Hardage, Chase Trexler and Marian Rice of 10755 Longleaf Dr.

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 March 23rd regular meeting.

Director Schoop made a motion to approve the minutes for the April 27th regular meeting with correction of #13 correct obtained to abstained. Director Ramsour seconded and all-in favor. Motion carried.

5. Comments from the Public

No action

6. Comments from the Directors.

Director Schoop made a comment that the county will not maintain lots cleared by FEMA. Director Hardage asked if logs cut down by ENTERGY will be picked up. Director Schoop will look into who is responsible. Cody Owens mowed ditches but Longleaf is clogged up and this needs to be addressed.

7. Discuss and take possible action to accept bookkeeper's report for April 27th to May 25th and approve payment of bills.

Director Hardage addressed the AT&T bill. Director Schoop made a motion to approve bookkeepers report. Director Ramsour seconded and all in favor. Motion carried.

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

Director Hardage made a motion to approve the monthly building rental report. Director Schoop seconded and all in favor. Motion carried.
- 9. Discuss and take possible action Fairview Drive Park improvements/renovations.**

Director Ramsour would like to see a shade structure put up over the play area. Director Ramsour will investigate options. Tabled to next meeting.
- 10. Discuss and take possible action on any previous deed restriction complaints.**
 - a. 426 Springwood- Unkept yard, overgrowth (Discuss legal options for compliance)**
 - b. 10501 Twin Oaks- Rubbish and debris visible from the street**
 - c. 1601 Primrose- fence blocking drainage (request for additional time to comply)**
 - A. There is no confirmation that the owner received the notice letter from Larry Foerster. Table to next meeting so that Larry Foerster can send Notice of Violation letter by email to owner at 426 Springwood so that it can be cleaned up without filing a lawsuit .
 - B. Table to next meeting.
 - C. Table to next meeting.
- 11. Discuss and take possible action on any new deed restriction complaints.**
 - A. 10740 Twin Oaks- Broken appliances, tires and debris in driveway.**
 - A. Table to next meeting.
- 12. Discuss and take possible action on agreement between District and Barrie Claus at 410 Springwood Drive.**

Table to next meeting.
- 13. Discuss and take possible action on amending the District Rules and Regulations.**

Directors will send issues to Lesley Reel. Table to the next meeting.
- 14. Discuss and take possible action on any new or ongoing legal matters.**

No action.
- 15. Discuss and take possible action on plumbing permit renewal requests from the following builders;**
 - a. 1416 Flamingo (Casco)- Originally approved 03/24/2022 (extension granted until 05/25/2023)**
 - b. 10920 Oriole (Stonewood Landmark) – Originally approved 10/27/2022 (extension granted until 05/25/2023)**
 - A. Director Schoop made a motion to grant a 15-day extension. Director Shannon seconded and all in favor. Motion carried.
 - B. Director Schoop made a motion to grant a 30-day extension Director Shannon seconded and all in favor. Motion carried.

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

A. Lot 1B-1, Block 4, Lake Chateau Woods Section 7 for Case Robinson

B. Lot 7-B, 7-c, and 8, Block 5 Chateau Woods Section 8 for LoneStar Engineering

- A. Director Schoop let Mr. Robinson know that he must have silt fencing. Mr. Robinson agreed. Director Schoop made a motion to approve the new construction. Director Ramsour seconded and all in favor. Motion carried.
- B. Director Hardage made a motion to approve new construction. Director Shannon seconded and all in favor. Motion carried.

17. Discuss and take possible action for Travis Glenn to address on possible new construction for Lots 8A and 8B-1, Block 5, Lake Chateau Woods Section 8 for LoneStar Engineering.

Director Schoop made a motion to approve new construction for lots to be split into 2 lots. Director Shannon seconded and all in favor, motion carried.

18. Adjourn into executive session to discuss on security measures at water plants #1 & #3 (if necessary).

No action

19. Reconvene into regular session to take action on items discussed in executive session.

No action

Director Schoop adjourned meeting for a ten-minute break at 8:07 pm.

Director Schoop reconvened the meeting at 8:17 pm.

20. Discuss and take action on the following Engineering Matters:

- a. Update on Water Plant 1 GST installation**
- b. Update on Water Plant No. 3**
- c. Updates 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 is planning to be onsite to address pending items on June 2nd.
- B. Well driller is onsite today placing the pump and will do the 36-hour pump test next week. Entergy sent a work order to their construction scheduler o 4/21, Typically, a crew will be onsite 8 weeks after they receive the work order (expected 6/16)
- C. Update on Developments in the District. 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. No update from developer on when they will be moving forward with the construction of Section 1. Update on Falvey Lake development Phase

1A has been accepted by the district. Developer is continuing with Entergy for service to individual homes and east lift station.

- D. ROW permit received from Montgomery County on 4/28. A pre-construction meeting is being held with Bull-G Construction on May 26th at 10 am.
- E. LSquared Engineering is preparing the plan package for the necessary rehab items. Progress set sent to A-1 on 5/24.
- F. L2 is working on getting more accurate smoke testing quotes for the existing system lines.
- G. Discussion and take possible action on feasibility proposal request by Roberto Gonzalez for 3.66 acres on Springwood Drive. The contact never confirmed they wanted to pay the deposit for the study.

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

Director Ramsour made a motion to purchase reflective signs from Byers. Director Shannon seconded and all in favor. Motion carried.

22. Discuss and take possible action on 2022 Consumer Confidence Report.

Director Ramsour would like to include some tips for consumers in the report.

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

Tax meeting needs to be added to calendar, Fairview park improvements, previous deed restrictions complaints at 426 Springwood, 10501 Twin Oaks, 1601 primrose, 10740 Twin Oaks, agreement with Barrie Claus at 410 Springwood, Rules and Regulations, public hearing for July meeting. Director Hardage will be resigning at the next meeting.

24. Adjourn

Director Schoop made a motion to adjourn the meeting. Director Hardage seconded and all in favor.

Meeting adjourned at 8:46 pm

Meeting minutes prepared by Director Merceri, Board Secretary