

**Chateau Woods Mud Regular meeting**

**June 22, 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 all present.

Also in attendance were Darcy Tramm and Derick Dickmann of A-1 Utility; Lesley Reel and Levi Love 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 JoAnn Aelf of 11720 Great Oak, Karl Jones, and Kitty Jones of 605 Chateau Woods Pkwy., Greg Hardage 19551 Youpon.

**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 May 25th regular meeting.**

Director Schoop made a motion to approve the minutes for the May 25th regular meeting. Director Hardage seconded and all-in favor. Motion carried.

**5. Comments from the Public**

There is a dead tree that needs to be removed by the water plant, Director Schoop will contact homeowner. Larry Foerster will address this with a letter as well.

**6. Comments from the Directors**

Traffic on Pinewood is becoming an issue in the mornings because of speeding and not stopping at stop signs. Director Schoop will contact the Sheriff to have an officer monitor issue.

**7. Discuss and take possible action to accept bookkeeper's report for May 25<sup>th</sup> to June 22<sup>nd</sup> and approve payment of bills.**

AT&T will be removed from auto drafted; Ms. Clark will request a statement by mail. Director Schoop made a motion to approve the bookkeepers report and payment of bills. Director Ramsour seconded and all in favor. Motion passed.

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

Director Merceri suggested the MUD building be sprayed for bugs; Director Schoop agreed. Director Schoop made a motion to approve monthly building rental report. Director Hardage seconded and all in favor. Motion carried.

**9. Discuss and take possible action on Fairview Drive Park improvements/renovations.**

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)**

**d. 10740 Twin Oaks- Broken appliances, tires, and debris in driveway.**

A. After continuous reaching out with no contact, Mr. Forester will file lawsuit against owner Brendan McGloin.

B. Director Merceri will send a letter.

C. No action

D. Director Merceri will send a letter.

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

Mr. Foerster will send a letter to Ms. Elizabeth Iza's lawyer addressing issues of junk in front yard that were cleaned up previously.

**12. Discuss and take possible action on agreement between District and Barrie Claus at 410 Springwood Drive.**

This day forward per Rate Order Director Schoop made a motion to move Ms. Claus to commercial rate starting on June 25<sup>th</sup>. Director Hardage seconded and all in favor. Motion passed. Mr. Foerster will notify Ms. Claus.

**13. Discuss and take possible action on amending the District Rules and Regulations and set date for public hearing to discuss proposed changes.**

Director Schoop made a motion to have himself and Mr. Foerster go over changes to Rate Order and have them ready for a public hearing. Director Shannon seconded and all in favor. Motion passed. Director Schoop made a motion to set the Public hearing for July 27<sup>th</sup>, 2023. Director Shannon seconded and all in favor. Motion passed.

**21). Moved forward in agenda.**

**Discuss and take possible action on annual review of District Drought Contingency Plan.**

Director Schoop made a motion to make changes to Drought Contingency Plan by deleting names and only state President and Vice President as committee members. Director Shannon seconded and all in favor. Motion passed.

**14. Discuss and take possible action on request by Montgomery County Precinct #4 for the District to be responsible for maintenance of the Chateau Woods Parkway median from Main Street to Lakewood.**

Director Schoop will send a letter to Commission Matt Gray's office to address the Precinct #4 to maintain maintenance for the median. Director Ramsour seconded and all in favor. Motion passed.

**15. Discuss and take possible action on Water Supply Agreement with Old Tamina WSC (rates and allocation)**

Table to next month

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

No action

**17. Discuss and take possible action on plumbing permit renewal requests from the following builders:**

- a. **Stonewood Landmark @ 10920 Oriole (original permit issued 10/27/2022)**
- b. **Moran @ 11941 Silverleaf (original permit issued 03/24/2022)**
- c. **Ibarra @ 1314 Briarcliff (original permit issued 12/15/2022)**
- d. **The Build Co. @ 10901 Oriole (original permit issued (07/28/2022)**

A. No action

B. Director Schoop made a motion to approve a 1 month extension. Director Shannon seconded and all in favor so motion passed.

C. Director Schoop made a motion to approve a 1 month extension. Director Shannon seconded and all in favor so motion passed.

D. Director Schoop made a motion to approve a 1 month extension. Director Shannon seconded and all in favor so motion passed.

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

- a. **Lot 1A, Block 2, Lake Chateau Woods Section 5 for Jacob Martinez**

A. No action

**19. 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. **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. A replacement pressure gauge is needed; L-Squared Engineering confirming with Superior when they expect this to be delivered/installed.

B. All components of the well were recovered. The pump was tested and showed no damage. The motor has been sent to the manufacturer to be tested for damage. The casing and screen are intact with crews jetting/developing the well now. Entergy and M&S does not have an update on when construction will begin for service to the water plant. It is high on the priority list.

- C. Bali Star- An invoice for Section 1 was sent to the developer on 6/22, Board agreed to place this invoice on hold. No update from the developer on when they will be moving forward with the construction of Section 1.  
Falvey Lake Development- Phase 1A has been accepted by the District. Developer is continuing to coordinate with Entergy for service to individual homes and east lift station.
- D. Bull-G Construction is expected to be onsite next week.
- E. L-Squared is preparing the plant package for the necessary rehab items. Progress set sent to A-1 for review. L-Squared has calls into the electrical engineer to discuss the generator modifications that will be added to the rehab plans.
- F. Director Schoop made a motion to award the contract to Haynes Environmental Services in the amount of \$35,110 to perform smoke testing in the district. Director Hardage seconded and all in favor. Motion passed.
- G. Director Schoop will sign “no objection” letter for Entergy to allow them to put new poles in the easement on Sleepy Hollow. Director Shannon seconded and all in favor. Motion passed.

**20. Discuss and take possible action on May operations report, including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections. Parks and customer billing.**

Director Schoop made a motion to approve the May operations report. Director Shannon seconded and all in favor. Motion passed.

**21. Moved up in agenda.**

**22. Discussion on calendar for setting 2023 property tax rate.**

August 14<sup>th</sup> to set property tax rate with meeting at 9am, and Public hearing during August 24<sup>th</sup> meeting.

**23. Discussion of any items to be included on next meeting’s agenda.**

Agenda items #9 park improvements falling tree, #11, #15, #17 B, C, D, accepting Director Hardage’s resignation.

**24. Adjourn**

Director Ramsour made a motion to adjourn the meeting. Director Shannon seconded and all in favor. Meeting adjourned 9:13 pm

Meeting minutes prepared by Director Merceri, Board Secretary