

Chateau Woods Municipal Utility District Board of Directors meeting minutes

Meeting held at 10224 Fairview Drive, Conroe, Texas 77385 on

Thursday November 16, 2023,

at 7:00pm

1. Call meeting to order by presiding officer.

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

2. Roll call of Directors and establish a quorum.

Director Merceri took roll call. Director Cassandra Merceri, Director Shane Ramsour, Director David Schoop, Director Lacie Whorley 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 Bailey Bello with Starter Homes, Stanley Stewart Sr. of 10336 Twin Oak Dr.; Maureen Golden; and Lisa Hudson at Springwood Dr. Building rental manager.

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

No action

4. meeting.

Director Schoop made a motion to approve the minutes for the October 26, 2023, regular meeting Director Ramsour seconded and all in favor, and motion carried.

5. Comments from the Public

Mr. Stewart asked when the next meeting will be held. Director Schoop stated that it would be held on the 3rd Thursday, which is December 21, 2023.

6. Comments from the Directors

A customer messaged on the website about wanting to replace fence, Director Schoop stated they need to attend a meeting.

A Deed Restriction complaint about 1527 Glen Oaks Dr. about debris on the side of the house. Will be added to next meeting agenda.

Billing questions from website will be forwarded to A-1.

7. Discuss and take possible action to accept bookkeeper's report for October 26th to November 16th and approve payment of bills.

Director Ramsour made a motion to approve the bookkeeper's report for October 26th to November 16th and payment of bills. Director Shannon seconded and all in favor; motion carried.

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

Director Shannon made a motion to approve building rental report. Director Ramsour seconded and all in favor. Motion carried.

9. Discuss and take possible action on property management contract (expires December 14, 2023)

Director Ramsour made a motion to grant a 1-year extension of contract with Lisa Hudson to manage MUD Board building. Director Shannon seconded and all in favor. Motion carried.

10. Discuss and take possible action regarding drainage at 10336 Twin Oaks Dr. (requested by resident)

Mr. Stewart spoke on how he wanted the MUD Board to clean drainage on his property. The Board members questioned why the District was responsible for his drainage issues. He will discuss what action he wants the board to act on and return to the board. No action at this time. It was mentioned that the District does not address drainage runoffs on customer's properties.

11. Discuss and take possible action on CenterPoint natural gas in Lake Chateau Woods.

Discussion about how to get word out to the neighborhood about any interest in natural gas in the District. Director Shannon asked if it can be put on water bill and website. Director Merceri will investigate putting a poll on website to determine any interest. A-1 will direct customers to the website. Signs will be placed near the front of the neighborhood.

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

a. 10943 Red Bird – Car parked on street/blocking roadway.

b. 424 Cactus

A. Tabled

B. Director Schoop made a motion to have Director Merceri send a letter to 424 Cactus to clean up debris. Director Ramsour seconded and all in favor. Motion carried.

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

No Action

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

No Action as there are none.

15. Convene into closed executive session to deliberate on the possible purchase of real property as authorized by Section 551.072 and Attorney-Client matters Section 551.071 of the Texas Government Code.

Meeting closed at 8:17pm

16. Reconvene into open session to act on any matter discussed in closed session, if necessary.

Meeting reconvened at 8:36pm

Director Schoop made a motion to purchase a portion of Lot 10 Block 3 Section 4 in the White Oaks Estates subdivision from Ryan and Christine Dees in the amount of \$30,000. Director Whorley seconded all in favor. Motion carried.

17. Discuss and take possible action on plumbing permit extension requests at the following addresses:

a. HTX Prime Capital at 11002 Sleepy (original permit 05/25/23- expires 11/16/23)

Director Schoop made a motion to grant a 1-month extension. Director Ramsour seconded and all in favor, and motion carried.

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

a. Revised drainage plan for 11941 Sliver Leaf Lane for Lem Moran

b. Lot 8B2 and a portion of Lot 8C, Block 2 of Lake Chateau Woods Section 7 (1410 Glen Oaks) for Starter Homes of Texas

c. Lot 8C, Block 2 of Lake Chateau Woods Section 7 (1452 Glen Oaks) for Starter Homes of Texas

d. Lot 8A and 8B1, Block 2 of Lake Chateau Woods Section 7 (1382 Glen Oaks) for Travis Glenn.

A. Shannon made a motion to approve the drainage plan for 11941 Sliver Leaf for Lem Moran. Director Schoop seconded and all in favor. Motion carried.

B. Director Ramsour made a motion to approve new construction at Lot 8B2 and a portion of Lot 8c, Block 2 (1410 Glen Oaks). Director Shannon seconded the motion and all in favor. Motion carried.

C. Director Ramsour denied the approval of new construction at 1452 Glen Oaks, as he feels plans must be flipped to not be identical to the adjacent property. Director Shannon seconded. Discussion that the Deed Restrictions do not prohibit identical plans on adjacent lots so the Board does not have authority to force the plans to be flipped. Vote on the motion was 2 for the motion and 3 against. Motion failed.

D. Director Whorley made a motion to approve new construction at 1382 Glen Oaks. Director Ramsour seconded and all in favor. Motion carried.

19. Discuss and take possible action on the following Engineering Matters:

a. Update on Water Plant No. 3

b. Updates on developments in the District

c. Bluebird Place water line replacement

d. Wastewater Plant rehabilitation project

e. Sanitary Sewer I&I Study

f. District Overall Water & Sewer Maps

g. New and other ongoing Engineering projects or approvals

A. The crew is currently developing the well/removing drilling fluid. The meter has been set and power is on at the water plant. The GC is working on testing the items currently installed.

B. Update on Bali Star Homes- An invoice for Section 1 was sent to the developer on 6/22. Board agreed to place this invoice on hold. We have not received an update from the developer on when they will be moving forward with the construction of section 1.

Update regarding Falvey Lake development- Please 1A has been accepted by the District. Developer is continuing to coordinate with Entergy for service to individual homes and

east lift station. A1 Sent pictures showing water in the east lift station; these have been sent on to the developer for them to investigate.

- C. No action; remove off of report.
- D. L Squared Engineering is preparing the plan package for the necessary rehab items. The electrical engineer sent us the plans and specifications on 11/14/23.
- E. Discussion on status of A-1 investigation/repair of leak areas.
- F. L Squared Engineering obtained a few sheets of the White Oak Estates Section 4 plans, working on the overall water and sewer maps for this area.
- G. No action.

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

No Action.

21. Discuss and take possible action on providing District office with emergency power.

No Action

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

CenterPoint natural gas, 424 Cactus, 10943 Red Bird

23. Adjourn

Director Whorley made a motion to adjourn the meeting. Director Ramsour seconded and all in favor. Motion carried and meeting adjourned at 9:13pm

Meeting Minutes prepared by District board secretary Director Merceri