

Chateau Woods Mud Board meeting minutes

10224 Fairview Drive, Conroe Texas 77385

October 27, 2022

1. Call meeting to order by presiding officer

Meeting Called to order by Director Steven Mitschke at 7:00pm

2. Roll Call of Directors and establish a quorum

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

Also in attendance were Larry Foerster, MUD board general counsel; Tiffany Carden of L&S District Services, District's Bookkeeper; Darcy Tramm and Derrick Dickmann of A-1 Utility; Lesley Reel and Levi Love of L Squared Engineering, District's Engineer.

Public in attendance; John D. Bleyl, Bleyl Engineering; Joseph Peart of City of Shenandoah; John Allen 9720 Criarail Blvd.; Maureen Golden, Gavin Conrad 19427 Youpon Dr.; James E. Leveston, Tamina, Lance Shannon, 1510 Flamingo St.

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

Invocation and Pledges given

4. Discuss and take possible action to approve the minutes for the September 22nd regular meeting

Director Hardage made a motion to approve September 22nd regular meeting minutes Director Mitschke seconded all in favor. Minutes approved

5. Comments from the Public

No comments

6. Comments from the Directors

Discussion of maintenance of ditches, Ball field lights being left on and discussion needs to be had with Cody Owens. House at the Y at Fairview and Twin Oak blocking water flow and concrete up to 3ft fill line. House at 519 Chateau Woods Parkway building over 25ft line in front of the house. All will be included on next month's meeting agenda.

7. Discuss and take possible action following comments from Keith Polk regarding drainage on Springwood Drive.

Tabled

8. Discuss and take possible action on adjustment request from Don Osburn at 432 Springwood (high bill due to water break on customer's line) Denied at September meeting.

Denied as Don Osburn did not appear.

9. Discuss and take possible action to accept bookkeeper's report for September 22nd to October 27th and approve payment of bills.

Lisa Hudson will only be paid per contract, not per rental as provided in her contract. Her check will be adjusted. Director Mitschke made a motion to approve bookkeeper's report for September 22nd to October 27th and approve payment of bills. Director Hardage seconded and all in favor. Motion passed.

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

Director Hardage made a motion to approve building rental report for this month, but a total of rental refunds must be added as a column to the future reports. Director Ramsour seconded all in favor. Motion passed

11. Discuss and take possible action on request for new water service agreement with Old Tamina Water Supply Corporation.

Larry Foerster will work up new contract to extend Tamina water service to December 2026. Director Ramsour made a motion to table to next meeting when the agreement is ready. Director Mitschke seconded and motion passed.

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

- a. **10938 Twin Oaks- recreational vehicles connected to District water and/or sewer service.**
 - b. **1318 Glen Oak- Construction materials visible from the street**
- A. Director Mitschke made a motion to send a letter to the owner concerning the RV connections. Director Ramsour seconded and all in favor. Motion passed.
- B. Director Mitschke made a motion to have Larry Foerster send a letter to remove construction debris at 1318 Glen Oak. Director Shane Ramsour seconded and all in favor. Motion passed.

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

No new deed restriction complaints.

Mr. Hans of Residential Recycling and Refuse of Texas spoke there was an incident where the Recycling truck was delayed and will resume pick up in the morning. Director Mitschke stated he would send a message to residents to let them know.

14. Convene into executive session per Texas Open Meetings Act to discuss Real Property (551.072)

Meeting convened at 7:43pm

15. Reconvene to regular meeting

Meeting reconvened to regular open meeting at 8:03pm

16. Discuss and take possible action on items discussed in executive session

Director Mitschke made a Motion to authorize the District's Engineer Levi Love to continue negotiations to purchase a small piece of property in the District. Director Hardage seconded all in favor. Motion passed.

17. Discuss and take possible action on complaint from residents about construction crews parking on personal property

No action

18. Discuss and take possible action on water provider agreements with Low Income Household Water Assistance Program.

Director Hardage made a motion to participate in the Low Income Household Water Assistance Program so if residents need financial assistance, they can get assistance through this program. Director Mitschke seconded and all in favor. Motion passed.

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

No action

20. Discuss and take possible action on permit extension request from:

- a. **Carmen Casco at 1412 Flamingo (originally approved 04/24/2022) 6-month extension to 04/27/2023**
 - b. **The Build Co at 10940 Bluebird (originally approved 03/24/2022) expired 09/24/2022**
 - c. **The Build Co at 10944 Bluebird (originally approved 03/24/2022) expired 09/24/2022**
 - d. **The Build Co at 10945 Bluebird (originally approved 03/24/2022) expired 09/24/2022**
 - e. **Moran 11945 Silverleaf Lane (originally approved 03/24/2022) expired 09/24/2022**
 - f. **Starter Homes of Texas at 1557 Flamingo (originally approved 04/27/22) expires 10/27/22**
 - g. **Starter Homes of Texas at 1605 Flamingo (originally approved 04/27/22) expires 10/27/22**
- A) Director Mitschke made a motion to grant a 6 month extension. Director Ramsour seconded and all in favor. Motion passed.
 - B) Director Hardage made a motion to grant a 2 month extension. Director Mitschke seconded and all in favor. Motion passed.
 - C) Director Hardage made a motion to grant a 2 month extension. Director Mitschke seconded and all in favor. Motion passed.
 - D) Director Hardage made a motion to grant a 2 month extension. Director Mitschke seconded and all in favor. Motion passed.
 - E) Director Ramsour made a motion to turnoff District water at 11945 Silverleaf. Director Mitschke seconded and all in favor. Motion passed.
 - F) No action
 - G) No action

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

- a. **Lot 71, Block 6, Lake Chateau Woods Section 7 on Oriole Place for Juan Silva**

Reviewed home plans at 10920 Oriole Place. Director Mitschke made a motion to approve plans. Director Ramsour seconded and all in favor. Plans approved.

22. Discuss and take possible action on new construction at 19427 Youpon for Gavin Conrad

Director Hardage made a motion to approve new construction if gutter is directed to move water to front property and have county address ditches. Director Mitschke seconded. Director Ramsour abstained. Motion passed.

23. 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 improvements**
 - f. **Ditch from phase 1A of the Reserve at Sleepy Hollow**
 - g. **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
 - B) Well driller is onsite. Hpt and building are complete. Gst is scheduled to be onsite at the end of November.
 - C) Update regarding Bali Star Homes Development; and invoice for Section 1 was sent to the developer on 6/22. Fema is reviewing the LOMR for the floodplain. Section 2 cannot be submitted to the county for review until FEMA has approved. Update ON Falvey Lake development: Phase 1A has been accepted by the District.
 - D) Director Mitschke made a motion to approve Task Order 32 for the survey, design, and bidding of the Bluebird Place water line replacement for \$14,000. Director Hardage seconded and all in favor. Motion passed.
 - E) Director Mitschke made a motion to approve Task Order 33 for design and bidding of wastewater plant improvements for \$79,500. Director Ramsour seconded and all in favor. Motion passed.
 - F) No update at this time
 - G) Director Merceri made a motion to allow L Squared to produce a feasible study for The Build Co. for a 5-acre development on Springwood Dr. Director Merceri Voted "No." Director Hardage Voted "No." Director Ramsour voted "No." Director Mitschke abstained. Motion did not pass. Director Mitschke made a motion to approve Task Order 34 for \$47,988 for I&I Study. Director Hardage seconded and all in favor. Motion passed.

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

10616 Longleaf will be on next agenda because of new construction

25. Discuss and take possible action on sale of portable generator

Tabled

26. Discuss and take possible action on acceptance of resignation from Director Mitschke effective November 8, 2022

No action

27. Discuss and take possible action Board appointment to fill vacancy on Board of Directors

No action

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

Maintenance of ditches, ballfields lights and rental of fields, house on Fairview and Twin Oaks blocking water flow, 519 Chateau Woods parkway building before 25ft build line, Old Tamina Water Supply Corporation water contract, purchase of property, 11945 Silverleaf permits, 10616 Longleaf building new add on, vacancy on Board.

29. Adjourn

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

Meeting adjourned at 9:21pm

Minutes prepared by Director Merceri Board Secretary