

Chateau Woods Municipal Utility District Board of Directors Meeting Minutes

Meeting held at 10224 Fairview Drive, Conroe, Texas 77385 on Thursday October 26, 2023

1. Call to meeting to order by presiding officer.

Meeting called to order by President David Schoop

2. Roll call of Directors and establish a quorum.

Director Merceri took roll call. Director Cassandra Merceri, Director Shane Ramsour, Director David Schoop, and Director Lacie Whorley were all present. Director Lance Shannon was absent.

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

Public in attendance were John Allen, 11720 Great Oak: Stanley Stewart Sr., 10336 Twin Oak Dr.; Maureen Golden, Eric Maksym of Starter Homes of Texas.

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 September 28, 2023, regular meeting.

Director Whorley made a motion to approve the minutes for the September 28, 2024, regular meeting. Director Ramsour seconded and all in favor. Motion carried.

5. Comments from the Public.

No Comments

6. Comments from the Directors.

No Comments

7. Discuss and take possible action to accept bookkeeper's report for September 28th to October 26th and approve payment of bills.

Director Schoop made a motion to accept the bookkeeper's report for September 28th to October 26th and approve payment of bills. Director Whorley seconded and all in favor. Motion carried.

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

Tabled to January meeting.

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

Tabled to next meeting. Director Schoop will ask Lisa Hudson to attend the next meeting.

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

Tabled to next meeting. Director Ramsour made a motion to have Director Schoop discuss this matter with Mr. Stewart. Director Whorley seconded and all in favor. Motioned passed.

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

- a. 1527 Glen Oak- debris/trash visible from the street
 - b. 1335 Glen Oak- standing water on vacant lot becoming a mosquito problem.
 - c. 10943 Red Bird- Car parked on street/blocking roadway.
- A. No action
 - B. No action
 - C. Director Schoop will contact the Fire Marshall requesting a fire lane on Red Bird. Tabled for the next meeting.

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

None, no action

13. Discuss and take possible action on Right of Way request from Entergy (15' along Westgate).

Director Schoop made a motion to have Mr. Foerster construct a contract with Entergy giving them the right of way of 8 feet for the price of \$1,728.00. Director Whorley seconded and all in favor. Motion carried.

14. Discuss and take possible action on request for a variance on the minimum lot width form Starter Homes of Texas 1410 Glen Oaks (Section 7, Block 2, Lot 88-2).

Eric Maksym asked the board to allow a variance to take 10 feet from Lot 8C and add it to Lot 8B to give both lots the minimum lot width. Director Ramsour made a motion to have both lots replatted but there was no second. So the motion failed for lack of a second. Director Schoop made a motion to allow Starter Homes of Texas to adjust lots to have minimum width as authorized by Deed Restriction #4. Director Merceri seconded. Director Whorley in favor. Director Ramsour voted no. Motion carried by a vote of 3 to 1.

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

No new legal matters.

16. Convene into closed executive session to deliberate on the possible purchase of real property as authorized by Section 551.072 of the Texas Government Code.

Convened into Closed executive session at 7:55pm

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

Reconvene into open session at 8:02pm

No action. Tabled to next meeting.

18. Discuss and take possible action on plumbing permit extension request at the following addressed:

- a. **Stewart @ 10223 Fairview (approved 02/23/2023 expired 08/24/23)**
- b. **Ventura/Claus @410 Springwood (approved 04/23/23 expires on 10/26/23)**
- A. No action
- B. No action

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

- a. **Lot 9A, Block 1 of Lake Chateau Woods Section 7 (1431 Sweetgum) for Shakira Barrera**

Director Schoop made a motion to approve new construction at Lot 9A, Block 1 of Lake Chateau Woods Section 7 (1431 Sweetgum) for Shakira Barrera. Director Whorley seconded and all in favor. Motion carried.

20. 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 transformer has been set and power is on at the water plant.
- B. Bali Star- An invoice for Section 1 was sent to the developer on 6/22. Board agreed to place this invoice on hold. Have not received an update from the developer on when they will be moving forward with construction on Section 1.
Falvey Lake development- Phase 1A has been accepted by the District. Developers are continuing to coordinate with Entergy for electric service to individual homes and the east lift station.
- C. Director Schoop made a motion to approve the pay application for Bull G in the amount of \$6,581.00. Director Whorley seconded and the motion all in favor. Motion carried. The contractor completed all punch list items, provided an affidavit of bills paid, final waiver, and original of the maintenance bond.
- D. L Squared Engineering is preparing the plan package for the necessary rehab items. The electrical engineer is finishing out the plans and specifications for the generator modifications. Researching potential improvements to the bar screen.
- E. Letters were sent to the property owners with leaks outside of the UE the week of 9/11 (14 leaks in total). A1 has received 5 responses showing the repairs. A1 will investigate if bidding is necessary for repairs.
- F. L Squared is working on obtaining the as-built plans for White Oak Estates Section 4 to include on maps.
- G. None.

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

No action

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

Tabled to next meeting

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

Fairview park improvements, building rental report, drainage at 10336 Twin Oaks Dr., Starter Homes, Legal matters, Discussion on new property manager.

24. Adjourn

Director Ramsour made a motion to adjourn the meeting. Director Whorley seconded. All in favor, and motion carried.

Meeting adjourned at 8:33pm

Meeting minutes prepared by board secretary Director Merceri