

## **Chateau Woods Mud Board meeting minutes**

**10224 Fairview Drive, Conroe Texas 77385**

**September 22, 2022**

**1. Call meeting to order by presiding officer**

Meeting called to order by Director Schoop at 7:00pm

**2. Roll Call of Directors and establish a quorum**

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

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; Mr. Hans of Residential Recycling and Refuse of Texas.

Public in attendance; Judy Barber 415 Pinewood Dr.; John Allen, 11720 Great oak Blvd.; and Chamberlin Jones, 1311 Flamingo.

**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 August 25<sup>th</sup> regular meeting and Public hearing.**

Director Schoop made a motion to approve the minutes for the August 25<sup>th</sup> regular meeting and Public hearing. Director Hardage seconded and all in favor. Minutes approved

**5. Comments from the Public.**

John Allen asked to speak during the Engineer report.

**6. Comments from the Directors**

Director Mitschke stated that his last meeting will be the November meeting.

Director Merceri made a complaint about Build Co. parking in resident's yards and blocking street. Larry Foester will send a letter to Buildco Structures company.

**7. Discuss and take possible action on adjustment request from Judy Barber 415 Pinewood (high bill due to water break on customer's line).**

Judy Barber explained about water break that has been repaired. Director Schoop made a motion to lower bill to \$62.74. Director Mitschke seconded and all in favor. Motion passed.

**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).**

Don Osburn was not present. Director Schoop made a motion to deny the adjustment request for Don Osburn. Director Mitschke seconded and all in favor. Request denied.

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

Tabled to next meeting.

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

Director Mitschke made a motion to approve the bookkeeper's report for August 25<sup>th</sup> to September 22<sup>nd</sup> and approve payment of bills. Director Hardage seconded and all in favor. Bookkeeper's report approved.

**11. Discuss and adopt 10/01/2022 to 09/30/2023 District budget.**

Director Mitschke made a motion to adopt 10/01/2022 to 09/30/2023 District budget. Director Schoop seconded and all in favor. District budget approved.

**12. Discuss and take possible action on District Building**

**a. Monthly District building rental report**

**b. Discuss and take possible action on contractor bids to repair/paint District office**

A) No Building rental report, and no action.

B) Chamberlin Jones quote \$2,500 and Alpagio quote \$2,650 to repair and paint District office. Director Hardage made a motion to put repairs and paint on hold at this time. Director Ramsour seconded and all in favor. Motion passed

**13. 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**

**c. 10306 Twin Oak – overgrowth in ditch**

A) Tabled

B) Tabled

C) No action as the property was cleaned up.

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

No new complaints. No action.

**15. Discuss and take possible action to amend contract with Residential Recycling and Refuse of Texas to include collection on selected holidays**

Hans from Residential Recycling and Refuse of Texas stated he would like to have trash pickup on Memorial Day, Labor Day, 4<sup>th</sup> of July, and New Years if there are available staff. Thanksgiving

and Christmas will not have pick up. Director Mitschke made a motion to have trash pickup on holidays if contractor's staff is available. Director Ramsour seconded and all in favor. Motion passed.

**16. Discuss and take possible action on acceptance of infrastructure in Phase IA of The Reserve at Sleepy Hollow.**

A walkthrough of the ditch off parkway needs to be scheduled. Levi Love will make sure of positive water flow. Director Schoop made a motion to accept west Phase 1A of the Reserve at Sleepy Hollow. Director Mitschke seconded and all in favor. Motion passed.

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

No new legal matters. No action.

**18. Discuss and take possible action on request from Chamberlin Jones regarding new house construction on his property at the NE corner of Flamingo/Twin Oaks (Section 7, Block 4, Lot 1A-1, 1B-1 West 60 FT)**

Chamberlin Jones showed plans he is considering for the two lots on Flamingo. No action.

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

**a. Carmen Casco at 1416 Flamingo (originally approved 03/24/2022) 6-month extension to 03/23/2023**

A) Director Schoop made a motion to approve permit extension for 1416 Flamingo for six months. Director Hardage seconded and all in favor. Extension for six months granted.

**20. 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**

A) There are stucco and drainage issues with plans. Director Mitschke made a motion to deny plans for lot 71, Block 6, Lake Chateau Woods Section 7 on Oriole Place for Juan Silva. Director Hardage seconded and all in favor. Motion to deny passed.

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

Tabled

**22. Discuss and take possible action on the following engineering matters:**

**a. Update on Water Plant 1 GST installation**

**b. Update on wastewater treatment plant addition**

**c. Update on Water Plant No. 3**

**d. Updates on developments in the District**

**e. New and other ongoing Engineering projects or approvals**

A) Ladder stills need to be installed.

Director Schoop made a motion to pay \$15,000 of the \$27,000 pay application for Superior Tank. Director Mitschke seconded and all in favor. Motion passed.

B) On Hold

- C) Well driller is onsite. Driller is finishing underream and materials will start to be placed before the next meeting. HPT and building are complete. Director Schoop made a motion to approve payment application #2 for \$259,895.70 for W.W. Payton Corporation. Director Mitschke seconded and all in favor. Motion carried.
- D) Bali Star is on hold. FEMA is reviewing flood plain plan.  
Falvery Lake construction is underway. Sanitary tie-in and ditch regarding has been completed.
- E) Review 5 year will be put together.

**23. 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**

Director Schoop made a motion to approve August operations report. Director Mitschke seconded and all in favor. Director Hardage stepped out and returned after vote took place, so she did not vote. Operations report approved.

**24. Discuss and take possible action on renewal of operations contract with A-1 Utility and Construction Services, Inc.**

Director Mitschke made a motion to renew operations contract with A-1 Utility and Construction Services Inc. Director Hardage seconded and all in favor. Contract was approved

**25. Discuss and take possible action on District website management/maintenance (appoint Board member)**

Director Schoop made a motion to have Director Hardage handle and maintain MUD website. Director Mitschke seconded and all in favor. Motion passed.

**26. Discuss and take possible action on sale of portable generator (renebates.com)**

Tabled

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

Levi Love will have a list of projects to begin for the District. Keith Polk regarding drainage, deed restrictions at 1318 Glen Oak and 10938 Twin Oaks, ditch off of parkway, new construction at 19427 Yupon for Gavin Conrad, sale of generator, lights at ball field, acceptance of new board member.

**28. Adjourn**

Director Mitschke made a motion to adjourn the meeting. Director Hardage seconded and all in favor. Motion to adjourn passed.

Meeting adjourned at 8:59pm

Minutes prepared by Director Merceri Board Secretary