

**Notice is hereby given that Chateau Woods Municipal Utility District Board of Directors will meet
for a regular meeting at 10224 Fairview Drive, Conroe, Texas 77385 on
Thursday, September 25, 2025 at 7:00 PM**

ARACELI STEVEMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

MEETING AGENDA

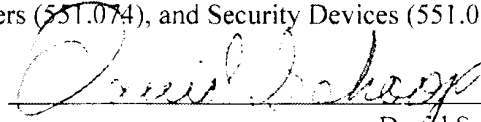
1. Call meeting to order by presiding officer
2. Roll Call of Directors and establish a quorum
3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag
4. Discuss and take possible action to approve the minutes from the August 28, 2025 regular meeting and the September 16, 2025 special meeting
5. Comments from the Public
6. Comments from the Directors
7. Discuss and take possible action to accept bookkeeper's report for August 28th to September 25th and approve payment of bills.
8. Discuss and take possible action on write off of uncollectable amounts from closed accounts.
9. Discuss and adopt budget for 10/01/2025 to 09/30/2026 fiscal year
10. Discuss and take possible action on issues with trash service and complaint from resident at 10310 Sunset.
11. 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) Wastewater Plant rehabilitation project
 - d) Hunter's Lake/District property survey
 - e) New and other ongoing Engineering projects or approvals
12. Discuss and take possible action on any previous or new deed restriction complaints, including
 - a) 532 Cactus - unkempt yard, trash visible from street (Attorney directed to send letter)
 - b) 1500 Ashway – nuisance, complaints about loud music and lights (Attorney directed to follow up)
 - c) 426 Springwood – unkempt yard (District to mail out letter)
 - d) 10895 Fairview – discharge of gray water into open ditch
 - e) Any new deed restriction complaints
13. Discuss and take possible action regarding new construction at 10604 Longleaf, floor plan does not match approved plans.
14. Discuss and take possible action on request for encroachment agreement for lot #169 at 9978 Zebra Wood by Bryan Elizondo with Clayton Homes
15. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation
 - a) A portion of Lot 4B, Block 4, Lake Chateau Woods Section 7 for Keith Blum – 1310 Briarcliff
 - b) Lot 36, Block 6, Lake Chateau Woods Section 7 for Vantage Builds – 10943 Mockingbird Pl
16. Discuss and take possible action on extension requests for the following plumbing permits:
 - a) Tepuy Designs LLC @ 1420 Flamingo (approved 07/25/2024 – extended until 09/25/2025)
 - b) Lozano @ 10802 Fairview (approved 08/22/2024 – expired 08/28/2025)
17. Discuss and take possible action on the following items at District Park at 10224 Fairview Drive
 - a) Quote for shade structure over concrete slab
 - b) Quote for installation of posts to restrict vehicle access

**Chateau Woods Municipal Utility District
Board of Directors Meeting
September 25, 2025**

18. Discuss and take possible action on monthly building rental report
19. Discuss and take possible action on August 2025 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
20. Discuss and take possible action on any new or ongoing legal matters
21. Discussion of any items to be included in next meeting's agenda (October 23, 2025)
22. Adjourn

Rules for Adjournment into Executive Session

If necessary, during the meeting, the Board may adjourn to executive session, in conjunction with Texas Open Meetings Act (Chapter 551), and return to open session to take action on matters addressed in Executive Session [Note: Board of Directors may meet in Executive Session to discuss: Attorney-client matters (551.071), Real Property (551.072), Personnel Matters (551.074), and Security Devices (551.076)]

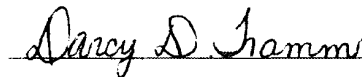


David Schoop, President
Board of Directors
Chateau Woods Municipal Utility District

POSTING CERTIFICATE

Agenda posted at Montgomery County Courthouse, Main Entrance to Chateau Woods, and A-1 Utility Office.

It is hereby certified that a true and correct copy of this Agenda was posted at a place convenient to the public at all times prior to 4:00 PM on September 19, 2025.



TAXPAYER IMPACT STATEMENT###

	Current Budget Fiscal Year Ending [Month Year]**	Proposed Budget Fiscal Year Ending [Month Year]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$[556] 62	\$[591] 89	\$[556] 62

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.2766 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

DISCLAIMER: This statement is prepared pursuant to Texas Government Code, Section 551.043(c) as amended by House Bill 1522, 89th regular session. This District has used Texas Water Code equivalent calculations in place of the Tax Code, Chapter 26 "no-new-revenue tax rate" referenced in HB 1522 and has used average the homestead value as required by Texas Water Code Section 49.236 rather than the median homestead values specified in HB 1522. These modifications are necessary because the referenced Tax Code provisions do not apply to the District.

Instructions for Preparation: This form is to be prepared by the Bookkeeper for the District and provided to the Attorney and Legal Assistant, along with the proposed budget, at least 10 days prior to the date of the meeting at which the proposed budget will be considered. Please note that the rates utilized below may not conform exactly to the O/M rate levied by the Board. The average homestead value should be the same for all calculations and should be the average resident homestead value shown in the most recent truth in taxation worksheet prepared by the Tax Assessor Collector on behalf of the District.

Taxes for Current Budget and No-New-Revenue Tax Rate Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Current Budget
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Taxes for Proposed Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Proposed Budget
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Water District Notice of Public Hearing on Tax Rate

The Chateau Woods Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2025 on September 16, 2025 at 7:00 PM at District Office, 10224 Fairview Drive, Conroe TX 77385. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners. Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

For the proposal:	Cassandra Merceri Jorge Ochoa Lacie Whorley	Steven Mitschke David Schoop
Against the proposal:	None	
Present and not voting:	None	
Absent:	None	

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
	Adopted	Proposed
Total tax rate (per \$100 of value)	\$0.2775/\$100	\$0.2766/\$100
Difference in rates per \$100 of value		\$-0.0009
Percentage increase/decrease in rates (+/-)		-0.32%
Average residence homestead appraised value	\$266,551	\$288,754
General homestead exemptions available (excluding 65 years of age or older or disabled persons exemptions)	\$53,310	\$57,750
Average residence homestead taxable value	\$213,241	\$231,004
Tax on average residence homestead	\$591.74	\$638.96
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)		\$47.22
and percentage of increase (+/-)		7.98%

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

CHATEAU WOODS MUD			
	ACTUAL		Proposed
	AS OF	BUDGET	BUDGET
DISTRICT REVENUES	09/10/2025	FYE 9/30/25	FYE 9/30/26
<u>Water Revenue</u>			
Water Revenue	\$ 304,579.18	339,000.00	370,000.00
Tap Connection Revenue	144,640.30	114,000.00	114,000.00
GRP/LSG Revenue	7,144.28	8,500.00	8,500.00
<u>Sewer Revenue</u>			
Sewer Revenue	\$ 366,418.64	351,000.00	450,000.00
<u>Other Revenue</u>			
Garbage Service Revenue	\$ 210,487.49	237,500.00	276,000.00
Maintenance Tax	479,594.36	455,000.00	479,000.00
Penalty & Interest	11,440.09	12,000.00	12,000.00
Building Rental	6,129.05	2,000.00	6,500.00
Termination/Reconnection/NSF fees/Tap fees/Meter fees	200.00	1,000.00	1,000.00
Miscellaneous Income	0.00	2,000.00	2,000.00
Interest Income	73,057.78	90,000.00	86,000.00
Use of Impact Fee Revenue	0.00	297,535.00	0.00
Use of General Operating Surplus Funds	0.00	503,410.00	0.00
TOTAL DISTRICT REVENUE	\$ 1,603,691.17	2,412,945.00	1,805,000.00
<u>Water</u>			
Bulk Water Purchases	\$ 13,634.27	5,000.00	5,000.00
Laboratory Fees	5,029.00	8,500.00	8,500.00
Permits Fees	2,205.00	5,000.00	2,200.00
Lone Star Permit	21,489.45	35,000.00	35,000.00
Operator Fees	46,835.13	51,600.00	60,000.00
Repairs & Maintenance	29,650.11	40,000.00	40,000.00
Repairs & Maintenance-Meter and Boxes	22,284.69	40,000.00	40,000.00
Repairs & Maintenance-Water Lines/Hydrants	45,537.82	20,000.00	20,000.00
Tap Connection Expense	36,278.37	50,000.00	50,000.00
<u>Sewer</u>			
Purchased Sewer Service	\$ 13,634.27	5,000.00	5,000.00
Permits Fees	2,050.04	2,100.00	2,100.00
Operator Fees	50,863.38	56,000.00	65,000.00
Repairs & Maintenance	39,476.17	55,000.00	55,000.00
Sludge Removal	18,428.74	30,000.00	30,000.00
Repairs & Maintenance - Sewer Lines	38,263.84	35,000.00	35,000.00
<u>Other Expenses</u>			
Director Fees	\$ 20,553.00	26,520.00	26,520.00
Payroll Taxes	1,572.29	2,125.00	2,125.00
Legal Fees	24,167.35	25,000.00	25,000.00
Legal Fees - litigation	14,692.92	0.00	18,000.00
Audit Fees	13,500.00	15,250.00	15,250.00
Engineering Fees	22,159.86	40,000.00	40,000.00
Election Expense	15,555.00	0.00	30,000.00
TCEQ Assessment Fees	3,160.29	3,450.00	4,100.00
Other Operator Fees	3,494.50	6,000.00	6,000.00
Bookkeeping Fees	12,283.79	15,000.00	15,000.00
M & R - Other Facilities	3,800.34	12,000.00	6,000.00
Legal notices	0.00	1,000.00	1,000.00
Tax Assessor Collector	4,183.84	4,300.00	4,300.00
Telephone	3,875.20	3,950.00	3,950.00
Utilities	71,862.59	60,000.00	75,000.00
Insurance	26,810.28	22,400.00	26,800.00
Travel Expense	0.00	2,000.00	2,000.00
Registration/Membership Fees	0.00	1,500.00	1,500.00

Website Expense		605.00	650.00	650.00
Building Rental Expense		5,126.95	4,500.00	5,500.00
Other Expenses		12,384.03	5,000.00	14,000.00
Garbage Expense		202,350.46	237,500.00	270,000.00
Park Beautification & Equipment		27,386.77	22,000.00	22,000.00
Capital Outlay				
Capital Outlay - Facilities	\$	27,317.99	0.00	25,000.00
WWTP Generator work		0.00	97,600.00	0.00
WWTP Lift Station Rehab		680,576.88	85,000.00	0.00
WWTP Road Maintenance		0.00	5,500.00	6,500.00
North WWTP Cleaning & Inspections		0.00	0.00	130,000.00
Capital Outlay - Falvey Lake Water Plant		512,741.72	500,000.00	0.00
Water Plant #2 GST, drain, clean & inspect		0.00	0.00	16,500.00
Rehab Bullseye WWTP & add blowers		280,275.76	675,000.00	75,000.00
Drainage Improvements		11,335.45	100,000.00	100,000.00
Springwood Drainage Improvements - Design & Plans		0.00	0.00	15,000.00
WWTP Permit Renewal		0.00	1,500.00	0.00
TOTAL DISTRICT EXPENSE	\$	2,387,432.54	2,412,945.00	1,435,495.00
NET GAIN(LOSS)	\$	(783,741.37)	0.00	369,505.00
Maintenance Tax Rate: 2775 Value \$155,581,377 @ 98%				