

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, January 22, 2026 at 7:00 PM DOC# 26-0135

MEETING AGENDA

POSTED

01/15/2026 01:07PM

Rosio Munoz

L. BRANDON STEINMANN, COUNTY CLERK

MONTGOMERY COUNTY, TEXAS

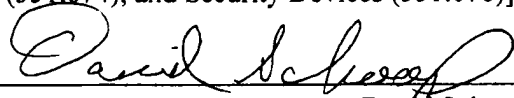
1. Call meeting to order by presiding officer
2. Roll Call of Directors and establish a quorum
3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag
4. Discuss and take possible action to approve the minutes from the October 23, 2025, November 20, 2025 and December 18, 2025 regular meetings
5. Comments from the Public
6. Comments from the Directors
7. Discuss and take possible action on request from Mr. Marrs at 1021 Chateau Woods Pkwy regarding leak adjustment on water bill for service from November 25, 2025 to December 25, 2025
8. Presentation of draft 2024/2025 financial audit by McCall Gibson Swedlund Barfoot Ellis PLLC
9. Discuss and take possible action to accept 2024/2025 financial audit of the District
10. Discuss and take possible action to accept bookkeeper's report for December 18th to January 25th and approve payment of bills.
11. Discuss and take possible action on meeting with White Oak Homeowners Association about work to be done in drainage flow area.
12. Discuss and take possible action on the following Engineering Matters:
 - a) Well plugging for 4" well at water plant #1
 - b) Updates on developments in the District
 - c) Wastewater Plant rehabilitation project
 - d) New and other ongoing Engineering projects or approvals
13. Discuss and take possible action on any previous or new deed restriction complaints, including
 - a) 426 Springwood – unkempt yard (Attorney to mail out letter with fine)
 - b) 10807 Fairview – discharge of gray water into open ditch (Attorney to mail out letter)
 - c) 1204 Chateau Woods Pkwy – parking on District property (District to send letter)
 - d) Any new deed restriction complaints
 - 1) 519 Tallow – construction materials in driveway
14. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation
 - a) Lot 2B and a portion of Lot 2C, Block 10, Lake Chateau Woods Section 7 for Paul Garcia – 10406 Longleaf
 - b) Lot 30B, Block 6, Lake Chateau Woods Section 7 for Al Jones – 10899 Redbird
15. Discuss and take possible action on extension requests for the following plumbing permits:
 - a) Stan Stewart @ 10223 Fairview Drive (approved 05/22/2025 – extended until 01/22/2026)
16. Discuss and take possible action on the following items at District Park at 10224 Fairview Drive
 - a) Status of insurance claim for damage to fence and electric pole for ballpark
 - b) Electrical bids to run power to new shade structure
17. Discuss and take possible action on monthly building rental report
18. Discuss and take possible action on December 2025 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing

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Board of Directors Meeting
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19. Discuss and take possible action on steps to transfer web domain to the District and review options for web page hosting.
20. Discuss and take possible action on update of FEMA lots in the District
21. Discuss and take possible action on any new or ongoing legal matters
 - a) Consider entering into executive session to discuss pending litigation.
 - b) Hear an update on Starter Homes litigation and consider taking action.
 - c) Hear an update on 1410 Glen Oaks Dr. drainage and consider taking action.
22. Discussion of any items to be included in next meeting's agenda (February 26, 2026)
23. 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 January 15, 2026.

