Board meeting minutes for September 26, 2019 meeting

Called to meeting by Nicklaus Castolle at 7:01pm

Roll call of Directors David Schoop Absent, Nicklaus Costello present, Steven Mitschke present, Bob Bagley present, Cassandra Merceri present

Public that was present: Yolanda Barcenas of 10420 Twin Oak DR., Derick Dickman of A-1 Utility, Tiana Smith with Waste Management, Dan Schroel of 10401 Fairview, Juan Jaquez of 10225 Longleaf Drive, Levi Love or L Squared Engineering, Alanna Hardage of 1319 Beech Dr., Maureen Golden Springwood, Stefani Poorks of 10707 Longleaf, Cody Owens of 1520 Briar cliff, Joshua Garcia of USA Waste Solutions LLC

Discuss and take possible action to approve the minutes for the August 22\textsuperscript{nd} regular meeting September 5\textsuperscript{th} 2019 public hearing and special meeting and September 12\textsuperscript{th} budget workshop

Steve made a motion to approve the minutes for August 22\textsuperscript{nd} meeting Bob seconded all in favor Yes carried

Steve made a motion to approve the minutes for September 5\textsuperscript{th} public hearing and special meeting Bob seconded all in favor Yes carried

September 12\textsuperscript{th} budget workshop- Steve made a motion to Nicklaus seconded all in favor Yes carried

Comments for the Public- Cody Owens asked for additional $4601.00 to finish park, and would like to add lighting to ball fields both will have to be discussed at October meeting

Comments for the Directors- Cassandra asked if for doing the minutes and webpage can use a per diem- will be discussed at October meeting

Bob discussed American water structure act

Nicklaus would like to consider raising the pay for Lisa Hudson, and discuss nonresidents renting the building

Bob would like to discuss about the Chateau Woods annexation and become in district, maintenance of spillway

Nickalous wanted to make a reminder that livestock is not permitted unless apart of 4H or FFA

Discuss and take possible action to accept bookkeeper’s report for August 22\textsuperscript{nd}, 2019 to September 26\textsuperscript{th}, 2019 and approve payment of bills

Bob made a motion to accept bookkeeper’s report Steve seconded all in favor yes carried
Discuss and take possible action to approve the October 1, 2019 to September 30, 2020 budget

Bob made a motion to approve Budget for October 1, 2019 to September 30, 2020 Steve seconded all in favor Yes carried

Authorize bookkeeper and operations office to begin working with Brooks Watson & Co, PLLC on the 2018-2019 financial audit

Steve made a motion to allow bookkeeper and operations office to begin working with Brooks Watson & Co, PLLC on the audit and Bob seconded all in favor Yes carried

Discuss and take possible action on new construction on Primrose (section 7, Block 1, Lot 10c) for TTK Properties

Move to next month’s meeting

Discuss and take possible action on new construction at 1012 Chateau Woods Parkway (section 6, Block 1, Lot 7b) for Juan Jaquez

Steve made a motion to approve new construction at 1012 Chateau Woods Parkway Bob seconded all in favor

Discuss and take possible action on deed restriction violation complaints at:

  a) 1612 Briarcliff, 10572 Twin Oaks, 1412 Beech, 10223 Fairview and 10327 Fairview Drive (ongoing)
  b) 415 Chateau woods Parkway and any other new deed restriction violation complaints

  a) 1612 Briarcliff will hold off Larry was checking with David to find out if he spoke with resident – no action by the board at this time
     10572 Twin Oaks- no action the residents moved- Bob made a point that the deed restriction violation was because of the dumping of waste and someone residing in the travel trailer not having the travel trailer parked in the driveway
     1412 Beech- resident still has till October 15th letter will be sent to remind him to have siding put on house
     10223 Fairview Drive- resident living in garage letter has been sent Bob made a motion that David and Larry will discuss and are authorized to go ahead with the lawsuit Bob seconded all in favor yes carried
     The house with the porch will have to be brought up at the next meeting
     10327 Fairview Drive- new owner bought it over and will be addressed at next meeting
b) 415 Chateau Woods Parkway- multiple residents have complained about the residents having piles of Air conditioners on driveway Steve made a motion to send a letter stating deed restriction violations #6 and #14 Bob seconded all in favor

Resident on primrose and twin oaks spoke about truck being parked on the corner she would need to speak to county
No other complaints

Discuss and take possible action on the following Engineering Matters:

a) Wastewater treatment facility permit renewal
b) Pay Application and Clean-up Final Change Order regarding Pinewood Drive Waterline Replacement
c) Amend feasibility study for Fairview Drive property also know as Bali Star Development
d) Authorize “will serve” for Fairview drive property
e) New and other ongoing Engineering projects

a) No action required
b) Payout and change order Steve made a motion Bob seconded all in favor
c) Bali Star Development representative was present, Amend feasibility for Fairview Drive
d) Steve made a motion to authorize will serve for Fairview drive property for up to 153 homes Bob seconded all in favor
e) Bob made a motion for Levi to start a feasibility study for Sleepy Hollow Steve seconded all in favor yes carried

Discuss and take possible action on options regarding sanitary control easements around all District water wells to include possible request to T.C.E.Q. for exception to rule.
Still all in motion no action is needed

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
Bob wants new signs for the front of the neighborhood stating Chateau Woods Mud water district
No action is needed

Discuss and take possible action regarding trash service for in-district residential customers
Waste Management representative Tiana Smith was present discussed that Wm would continue to service the community with one trash can provided by WM be picked up twice a week and once a month heavy trash day and would service the community recycling program
for $18.32 a $.69 increase than what the current charge $17.63. Any trash not fitting in can will not be picked up

Josh Garcia with USA Waste Solutions LLC spoke, Monday and Thursday will be normal pick up days all trash will be picked up along with up to two bucket items, recycling bin can use personal container just as long as it is marked for recycling $17.63 for a five year contract

Nicklaus made a motion to go with USA Waste Solutions LLC for a five-year contract of $17.63 Steve seconded all in favor yes carried

Discuss and take possible action regarding ongoing issues:

a) Termination of GRP Agreement with Porter S.U.D
b) Disposal of excess dirt from District office property

a) No update no action is needed
b) Moved to October meeting

Discussion of any items to be included on next meeting’s agenda

Ac needs to be looked at, Check for finishing the park, lights for ball field, Director Merceri’s per diem, increase in payment to Lisa for cleaning building, nonresidents use of building, annexation of Chateau woods (new section), new construction on Primrose, follow up on deed restriction violations,

Meeting was Adjourned at 9:49 motion made by Steve and Bob seconded all in favor yes carried