

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 25, 2024 at 7:00 PM

MEETING AGENDA

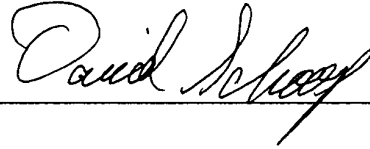
1. Call meeting to order by presiding officer
2. Roll Call of Directors and establish a quorum
3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag
4. Discuss and take possible action to approve the minutes for the December 21, 2023 regular meeting.
5. Comments from the Public
6. Comments from the Directors
7. Discuss and take possible action to accept bookkeeper's report for December 21st to January 25th and approve payment of bills.
8. Presentation of draft 2021/2022 financial audit by McCall Gibson Swedlund Barfoot PLLC
9. Discuss and take possible action to accept 2021/2022 financial audit of the District
10. Discuss and take possible action on monthly building rental report
11. Discuss and take possible action on Fairview Drive Park improvements (tabled at 10/26/2023 meeting)
12. Discuss and take possible action on CenterPoint natural gas in Lake Chateau Woods
13. Discuss and take possible action on any previous deed restriction complaints
 - a) 424 Cactus – debris and garbage bags visible from the street
14. Discuss and take possible action on any new deed restriction complaints
15. Discuss and take possible action on any new or ongoing legal matters
 - a) Unpermitted plumbing at 10880 Sleepy Hollow
 - b) Discussion regarding procedures to modify deed restrictions and/or rate order
 - c) Possibility of traffic control study requirement on new developments
 - d) Discuss and take possible action on the replacement of the District's general counsel
16. Discuss and take possible action on new construction for the following properties based on Engineer's bulk recommendation:
 - a) Lot 1-C, Block 4 of Lake Chateau Woods Section 5 for Alvarez Venture Capital
 - b) Portion of Lot 10-A, Block 1 of Lake Chateau Woods Section 7 for Build Co
 - c) Portions of Lots 10-A and 10-B, Block 1 of Lake Chateau Woods Section 7 for Build Co
 - d) Portion of Lot 10-B, Block 1 of Lake Chateau Woods Section 7 for Build Co
17. 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) Sanitary Sewer I&I Study
 - e) District Overall Water & Sewer Maps
 - f) Renewal of TCEQ Permit
 - g) New and other ongoing Engineering projects or approvals
18. Discuss and take possible action on December operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
19. Discussion of any items to be included on next meeting's agenda

DOC# 24-0203
POSTED
01/22/2024 11:30AM
JEFF WARREN
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

20. 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 22, 2023.

