

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, February 22, 2024 at 7:00 PM

02/16/2024 02:14PM
Norma Durrenberger
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

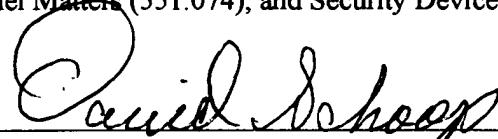
MEETING AGENDA

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 amended minutes for the November 16, 2023 regular meeting.
5. Discuss and take possible action to approve the minutes from the January 5, 2024 special meeting and January 25, 2024 regular meeting.
6. Comments from the Public
7. Comments from the Directors
8. Discuss and take possible action to accept bookkeeper's report for January 25th to February 22nd and approve payment of bills.
9. Discuss and take possible action to submit property tax exemption information (due to MCAD by 3/1)
10. Discuss and take possible action about maintaining and updating the District website
11. Discuss and take possible action on monthly building rental report
 - a) Discuss and take possible action on changes to building rental fees and/or deposits
12. Discuss and take possible action on funding options for Fairview Drive Park improvements
13. Discuss and take possible action on CenterPoint natural gas in Lake Chateau Woods
14. Consider request by Ali DiFrancesco to construct a perimeter security fence at 10707 Longleaf
15. Convene into closed executive session to discuss confidential legal matters with the District's attorney as authorized by Section 551.071 of the Texas Government Code.
16. Reconvene into open session to take action if necessary on matters concerning a perimeter security fence as discussed in closed executive session.
17. Discuss and take possible action on any previous deed restriction complaints
 - a) 424 Cactus – debris and garbage bags visible from the street
18. Discuss and take possible action on procedure for reporting and enforcement of deed restriction complaints as well as any new complaints
19. Discuss and take possible action on any new or ongoing legal matters
 - a) Unpermitted plumbing at 10880 Sleepy Hollow
 - b) Discuss and take possible action on the replacement of the District's retiring general counsel
20. 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
21. 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

22. Discuss and take possible action on security system at water plant #3
23. Discuss and take possible action on January 2024 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
 - a) Discussion about water system's ongoing water loss
 - b) Annual Eminent Domain Filing (filed 11/01/2023)
 - c) Annual Texas Water Development Board Water Use Survey
24. Discussion of any items to be included on next meeting's agenda
 - a) Annual review of investment Policy and Appointing Investment Officer (L & S District Services)
 - b) Special Purpose District filing with Texas Comptroller (for previous fiscal year) due by 04/01/2024
– To be filed by Auditor
 - c) Plumbing permit extension – Alexis VanDeVen Seda at 728 Springwood
25. 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 February 16, 2023.

