

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, October 24, 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 from the August 22, 2024 and September 19, 2024 regular meetings
5. Comments from the Public
6. Comments from the Directors
7. Discuss and take possible action on adjustment request by Anthony Umhra at 19611 Youpon due to broken water line on customer's side of the meter.
8. 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) Services District will be provided to residential development – 816 Chateau Woods Pkwy and legal review of possible variance for Reserve A.
 - d) Wastewater Plant rehabilitation project
 - e) Renewal of TCEQ Wastewater Discharge Permit
 - f) West Side Drainage Mitigation Study (FEMA flood map and outfall drainage in the District)
 - g) New and other ongoing Engineering projects or approvals
9. Discuss and take possible action to accept bookkeeper's report for September 19th to October 24th and approve payment of bills.
10. Discuss and take possible action to engage an auditor for the 10/01/2023 to 09/30/2024 financial audit for the District (McCall Gibson Swedlund Barefoot PLLC for 3 year contract)
11. Discuss and take possible action on request from Dolly Gonzales to be allowed to rent the District building
12. Discuss and take possible action on monthly building rental report
13. Discuss and take possible action on any previous or new deed restriction complaints, including
 - a) 426 Springwood – Unkempt yard (referred to attorney 08/22/2024)
 - b) Any new deed restriction complaints
 - 1) 1119 Chateau Woods Pkwy – Unkempt yard, trash visible from the street
 - 2) 10424 Lakewood – Tree debris left in front ditch area
14. Discuss and take possible action on any new or ongoing legal matters, including:
 - a) Discuss Fees of Office and consider adopting Resolution Regarding Fees of Office
 - b) Discuss and consider taking action relating to amending Deed Restrictions
 - c) Discuss and consider adopting a form Rental Agreement for the District's Park and open spaces; and
 - d) If necessary, ongoing issues with Starter Homes of Texas, LLC
15. Discuss and take possible action on plumbing permit extension request by Stonecreek Builders at 1416 Beech
16. Discuss and take possible action on invoice to 3M Tree Services for damage done to manhole near 10556 Longleaf

DOC# 24-2077

POSTED

10/21/2024 03:02PM

Margena Durrenberger

L. BRANDON STEINMANN, COUNTY CLERK

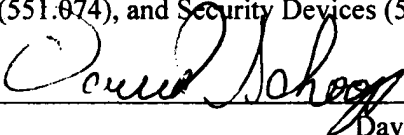
1001 BLOOMINGDALE AVENUE, SUITE 1000, CONROE, TEXAS 77385

August 22, 2024 and September 19, 2024

- 17. If necessary, discuss and take possible action on “vegetation” letters sent to property owners along White Oak Creek West by the District on August 27th and September 16th.
 - 1620 Beech – letter sent on September 16th, has taken no action to clear vegetation
 - Lot 23 on Beech – letter sent on October 21, 2024
- 18. Discuss and take possible action on September 2024 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 in next meeting’s agenda (November 21, 2024)
- 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 October 21, 2024.

