

**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, April 27, 2023 at 7:00 PM**

## **MEETING AGENDA**

**DOC# 23-0648**  
**POSTED**  
04/24/2023 01:40PM  
GWENDALYNN CAMARENA  
L. BRANDON STEINMANN, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

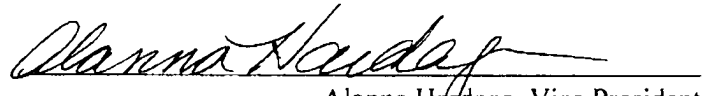
1. Call meeting to order by presiding officer
2. Roll Call of Directors and establish a quorum
3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag
4. Discuss and take possible action to approve the minutes for the March 23<sup>rd</sup> regular meeting
5. Comments from the Public
6. Comments from the Directors
7. Discuss and take possible action on request from Mrs. Couitt at 1401 Flamingo to waive remaining \$10 NSF charge
8. Discuss and take possible action to accept bookkeeper's report for March 23<sup>rd</sup> to April 27<sup>th</sup> and approve payment of bills.
9. Discuss and take possible action on monthly building rental report
10. Discuss and take possible action on any previous deed restriction complaints
  - a) 426 Springwood – unkept yard, overgrowth (discuss legal options for compliance)
  - b) 10943 Redbird – customers parking on street, blocking access to other residents (update-if any)
  - c) 10501 Twin Oaks – rubbish and debris visible from the street
  - d) 1601 Primrose – fence blocking drainage (request for additional time to complete)
  - e) Builder – The Build Co (complaints about working hours & generators)
11. Discuss and take possible action on any new deed restriction complaints
12. Discuss and take possible action on request by the Build Co to move side fence (along Ashway) at 10901 Oriole
13. Discuss and take possible action on connection request by Barrie Ventura at 410 Springwood Drive
14. Discuss and take possible action on amending the District Rules and Regulations.
15. Discuss and take possible action on drainage on Springwood Drive
16. Discuss and take possible action on any new or ongoing legal matters
17. Discuss and take possible action on plumbing permit renewal requests from the following builders:
  - a) 11941 Silverleaf (Moran) – Originally approved 03/24/2022
  - b) 1416 Flamingo (Casco) -- Originally approved 03/24/2022
  - c) 10920 Oriole (Stonewood Landmark) – Originally approved 10/27/2022
18. Discuss and take possible action on new construction for the following properties based on Engineer's bulk recommendation:
  - a) Lots 3-B and 3-C, Block 3, Lake Chateau Woods Section 5 at 728 Springwood for Garman Construction.
19. Adjourn into executive session to discuss on security measures at water plants #1 & #3 (if necessary)
20. Reconvene into regular session to take action on items discussed in executive session
21. Discuss and take possible action on the following Engineering Matters:
  - a) Update on Water Plant 1 GST installation
  - b) Update on Water Plant No. 3
  - c) Updates on developments in the District
  - d) Bluebird Place water line replacement
  - e) Wastewater Plant rehabilitation project
  - f) Sanitary Sewer I&I Study
  - g) New and other ongoing Engineering projects or approvals

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22. Discuss and take possible action on March operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
23. Discussion of any items to be included on next meeting's agenda
24. 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)]



Alanna Hardage, Vice 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 April 24, 2023.

