

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, August 27, 2026 at 7:00 PM

MEETING AGENDA with PUBLIC HEARING

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

DOC# 26-1739

POSTED

08/21/2026 12:55PM

Recess from regular meeting to public hearing regarding proposed maintenance and operation tax rate of \$0.288000/\$100 valuation and debt service rate of \$0.00/\$100 valuation

By: BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

TAXPAYER IMPACT STATEMENT

	2025 Adopted Tax Rate	2026 NNR Tax Rate	2026 Proposed Tax Rate
Total Tax Rate (per \$100 of value)	\$0.2766	\$0.2991	\$0.2880
Median Homestead Taxable Value	212,148	207,346	207,346
Tax on Median Homestead	\$586.80	\$620.17	\$597.16

Following discussion, close public hearing

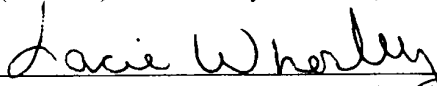
4. Consider, Adopt and Set by resolution the 2026 Ad Valorem Tax Rate
5. Discuss and take possible action to approve the minutes from the July 23rd regular meeting and August 13th special meeting
6. Comments from the Public – Any person with business not scheduled on the agenda may speak to the Board of Directors. Prior to speaking, each speaker must be recognized by the presiding officer. The Board may not discuss or take any action on an item but may place the issue on a future agenda. The time allowed per speaker may be limited.
7. Comments from the Directors
8. Discuss and take possible action to accept bookkeeper's report for July 23rd to August 27th and approve payment of bills.
 - a) Refund of Builder Deposits for 10735 and 10739 Fairview (Jose Oyoque) out of District services
9. Discuss and take possible action on District budget (10/01/2026 to 09/30/2027)
10. Discuss and take possible action on any previous or new deed restriction complaints, including
 - a) Tallow at Songwood – lot cleared without proper installation of silt fencing
 - b) 1511 Glen Oak – non-residential outbuilding
 - c) 1420 Sweetgum – dirt from berm is being washed into (side) ditch, maintained by District
 - d) Vacant Lots 15B-15C on Beech – lot cleared without proper installation of silt fencing
 - e) 1615 Beech – Trash and debris causing rodent issue & open ditch drainage issue
 - f) Any new deed restriction complaints
11. Discuss and take possible action on the following Engineering Matters:
 - a) Updates on Developments in the District
 - b) WSIG Application Updates
 - c) 1615 Beech Dr Drainage Ditch
 - d) 1416 Beech Dr – Concrete Overspray
 - e) New and other ongoing Engineering projects or approvals

**Chateau Woods Municipal Utility District
Board of Directors Meeting
August 27, 2026**

12. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation
 - a) Lot 11B, Block 3, Lake Chateau Woods Section 7 – 1511 Glen Oaks for Shane Ramsour
 - b) Lot 1A, Block 3, Lake Chateau Woods Section 3 – 508 Tallow Dr for Rogelio Ibarra
 - c) Lot 8C, Block 3, Lake Chateau Woods Section 2 – 443 Pinewood Dr for Novus Building and Design
 - d) Lot 8B, Block 3, Lake Chateau Woods Section 2 – 439 Pinewood Dr for Novus Building and Design
 - e) Lot 13A, Block 3, Lake Chateau Woods Section 6 – 10615 Twin Oak St for Excell Foundation
 - f) Lot 4A, Block 4, Lake Chateau Woods Section 4 – Chateau Woods Pkwy for Caterino Villegas
13. Discuss and take possible action on the following open plumbing permits that are expiring:
 - a) Paul Garcia at 10406 Longleaf (initially approved 01/22/2026) still needs drainage inspection and CSI
 - b) Travis Glen at 510 Cactus (initially approved 08/28/2025) still needs drainage inspection and CSI
14. Discuss and take possible action on monthly building rental report
15. Discuss and take possible action on July 2026 operations report
16. Discuss and take possible action on any new or ongoing legal matters including:
 - a) Adopt an Order Declaring Unopposed Candidates Elected to Office and Cancelling Directors Election
17. Discussion of any items to be included on the next meeting agenda (September 24, 2026)
 - a) Insurance Renewal (October 1st renewal)
 - b) Operation and billing contract with A-1 Utility and Construction Services, Inc.
18. Adjourn

Rules for Adjournment into Executive Session

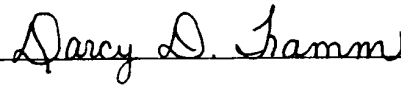
If necessary, during the meeting, the Board may adjourn to executive session, in conjunction with Texas Open Meetings Act (Chapter 551), and return to open session to take action on matters addressed in Executive Session [Note: Board of Directors may meet in Executive Session to discuss: Attorney-client matters (551.071), Real Property (551.072), Personnel Matters (551.074), and Security Devices (551.076)]



Lacie Whorley, Secretary
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 August 21, 2026.



CHATEAU WOODS MUNICIPAL UTILITY DISTRICT

SUPPLEMENTAL MEETING NOTICE

TO: THE BOARD OF DIRECTORS OF CHATEAU WOODS MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Chateau Woods Municipal Utility District (the "District") will hold a regular meeting on Thursday, August 27, 2026 at 7:00 p.m. at 10224 Fairview Drive, Conroe, Texas 77385, a meeting place inside the boundaries of the District, open to the public to consider and act upon the following:

Adopt an Order Declaring Unopposed Candidates Elected to Office and

Cancelling Directors Election

CHATEAU WOODS MUNICIPAL UTILITY DISTRICT

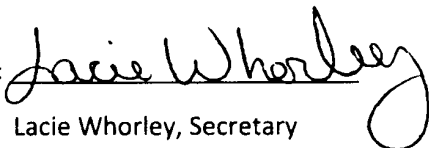
AVISO SUPLEMENTARIO DE ASAMBLEA

A: LA JUNTA DIRECTIVA DE CHATEAU WOODS MUNICIPAL UTILITY DISTRICT Y A TODAS LAS DEMÁS PERSONAS INTERESADAS:

Se notifica que la Junta Directiva del Distrito Municipal de Servicios Públicos de Chateau Woods (el "Distrito") celebrará una reunión ordinaria el jueves 27 de agosto de 2026 a las 19:00 horas en 10224 Fairview Drive, Conroe, Texas 77385, un lugar de reunión dentro de los límites del Distrito, abierta al público para considerar y actuar sobre lo siguiente:

Adoptar una Orden que Declara Elegidos a los Candidatos Sin Oposición para el

Cargo y Cancela la Elección de Directores

By: 
Lacie Whorley, Secretary
Board of Directors
Chateau Woods Municipal Utility District

**Chateau Woods Municipal Utility District
Board of Directors Meeting
August 27, 2026**

Proposed Budget 10/01/2026 to 09/30/2027

CHATEAU WOODS MUD

	ACTUAL AS OF 08/18/2026	BUDGET FYE 9/30/26	Proposed BUDGET FYE 9/30/27
DISTRICT REVENUES			
<u>Water Revenue</u>			
Water Revenue	\$ 247,012.94	370,000.00	360,000.00
Tap Connection Revenue	192,634.53	114,000.00	114,000.00
Impact Fees	61,878.08	0.00	0.00
GRP/LSG Revenue	6,049.89	8,500.00	8,500.00
<u>Sewer Revenue</u>			
Sewer Revenue	\$ 358,600.18	450,000.00	479,000.00
Impact Fees	93,562.48	0.00	0.00
<u>Other Revenue</u>			
Garbage Service Revenue	\$ 213,664.22	276,000.00	285,000.00
Maintenance Tax	490,159.59	479,000.00	490,000.00
Penalty & Interest	11,527.37	12,000.00	14,000.00
Building Rental	2,450.00	6,500.00	4,500.00
Termination/Reconnection/NSF fees/Tap fees/Meter fees	900.00	1,000.00	1,200.00
Miscellaneous Income	10,100	2,000.00	2,000.00
Interest Income	45,236.55	66,000.00	68,000.00
TOTAL DISTRICT REVENUE	\$ 1,733,775.83	1,805,000.00	1,826,200.00
<u>Water</u>			
Bulk Water Purchases	\$ 26,767.23	5,000.00	20,000.00
Laboratory Fees	15,711.71	8,500.00	18,000.00
Permits Fees	2,205.00	2,200.00	2,200.00
Lone Star Permit	21,489.45	35,000.00	22,000.00
Operator Fees	44,816.60	60,000.00	62,000.00
Repairs & Maintenance	22,869.72	40,000.00	40,000.00
Repairs & Maintenance-Meter and Boxes	49,324.74	40,000.00	55,000.00
Repairs & Maintenance-Water Lines/Hydrants	27,600.47	20,000.00	35,000.00
Tap Connection Expense	41,916.70	50,000.00	50,000.00
<u>Sewer</u>			
Purchased Sewer Service	\$ 26,767.22	5,000.00	20,000.00
Permits Fees	2,050.04	2,100.00	2,100.00
Operator Fees	48,825.60	65,000.00	68,500.00
Repairs & Maintenance	47,293.23	55,000.00	60,000.00
Sudge Removal	25,500.69	30,000.00	30,000.00
Repairs & Maintenance - Sewer Lines	17,007.75	35,000.00	35,000.00
<u>Other Expenses</u>			
Director Fees	\$ 19,890.00	26,520.00	26,520.00
Payroll Taxes	1,521.61	2,125.00	2,125.00
Legal Fees	26,811.51	25,000.00	35,000.00
Legal Fees - litigation	8,956.91	18,000.00	10,000.00
Audit Fees	14,500.00	15,250.00	16,000.00
Engineering Fees	40,971.80	40,000.00	55,000.00
TCEQ Assessment Fees	3,712.44	4,100.00	4,195.00
Other Operator Fees	4,046.05	6,000.00	6,000.00
Bookkeeping Fees	9,900.00	15,000.00	15,000.00
M & R - Other Facilities	5,560.33	6,000.00	6,000.00
Legal notices	270.00	1,000.00	1,000.00
Tax Assessor Collector	1,992.26	4,300.00	4,300.00
Telephone	4,093.41	3,950.00	5,400.00
Utilities	75,775.84	75,000.00	80,000.00
Insurance	25,881.80	26,800.00	26,800.00
Travel Expense	0.00	2,000.00	2,000.00
Registration/Membership Fees	750.00	1,500.00	1,500.00
Website Expense	2,244.00	650.00	2,400.00
Building Rental Expense	3,839.96	5,500.00	4,500.00
Other Expenses	11,232.96	14,000.00	14,000.00
Garbage Expense	211,220.88	270,000.00	310,000.00
Park Beautification & Equipment	38,958.30	75,000.00	75,000.00
<u>Capital Outlay</u>			
Capital Outlay - Facilities	\$ 74,688.49	25,000.00	25,000.00
WWTP Lift Station Rehab	47,747.38	0.00	0.00
WWTP Road Maintenance	0.00	6,500.00	6,500.00
Capital Outlay - Falvey Lake Water Plant	747.50	0.00	0.00
Rehab Bullseye WWTP & add blowers	25,466.78	75,000.00	75,000.00
Drainage Improvements	81,924.38	100,000.00	100,000.00
North WWTP Cleaning & Inspections	0.00	130,000.00	130,000.00
Water Plant #2 GST, drain, clean & inspect	157,960.37	100,000.00	0.00
Springwood Drainage Improvements - Design & Plans	0.00	15,000.00	15,000.00
TOTAL DISTRICT EXPENSE	\$ 1,320,811.11	1,541,995.00	1,584,040.00
NET GAIN(LOSS)	\$ 412,964.72	263,005.00	242,160.00