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
<u>Thursday, September 3, 2026 at 7:00 PM</u>

SPECIAL MEETING AGENDA

DOC# 26-1806
POSTED
08/28/2026 11:25AM
Aallee Hanson
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. 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.
5. Comments from the Directors
6. Discuss and take possible action on District budget (10/01/2026 to 09/30/2027) proposed budget attached
7. 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
8. 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
9. 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
10. Discuss and take possible action on July 2026 operations report
11. Discuss and take possible action on any new or ongoing legal matters
12. 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.
13. 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
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 28, 2026.

Darcy D. Tramm

Chateau Woods Municipal Utility District
Board of Directors Meeting
September 3, 2026

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

CHATEAU WOODS MUD

DISTRICT REVENUES		ACTUAL AS OF 08/18/2026	BUDGET FYE 9/30/26	Propsoed BUDGET FYE 9/30/27
Water Revenue				
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
Sewer Revenue				
Sewer Revenue	$	358,600.18	450,000.00	479,000.00
Impact Fees		93,562.48	0.00	0.00
Other Revenue				
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	86,000.00	68,000.00
TOTAL DISTRICT REVENUE	$	1,733,775.83	1,805,000.00	1,826,200.00
Water				
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
Sewer				
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
Sludge Removal		25,500.69	30,000.00	30,000.00
Repairs & Maintenance - Sewer Lines		17,007.75	35,000.00	35,000.00
Other Expenses				
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	90,000.00
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
Capital Outlay				
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