

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, September 24, 2026 at 7:00 PM

MEETING AGENDA

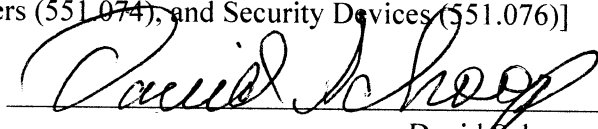
1. Call meeting to order by presiding officer
2. Roll Call of Directors and establish a quorum
3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag
4. Discuss and take possible action to approve the minutes from the August 27th regular meeting and September 3rd special meeting
5. Comments 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.
6. Comments from the Directors
7. Discuss and take possible action on recent garbage collection complaints
8. Discuss and take possible action to accept bookkeeper's report for August 27th to September 24th and approve payment of bills.
9. Discuss and approve 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) 508 Tallow (at Songwood) – lot cleared without proper installation of silt fencing
 - b) 1420 Sweetgum – dirt from berm is being washed into (side) ditch, maintained by District
 - c) Vacant Lot 15B on Beech – lot cleared without proper installation of silt fencing
 - d) 1615 Beech – Trash and debris causing rodent issue & open ditch drainage issue
 - e) Any new deed restriction complaints
 - 1) 519 Tallow – trash and debris visible from street
11. Discuss and take possible action on the following Engineering Matters:
 - a) Updates on Developments in the District
 - b) WSIG Application Updates
 - c) 1416 Beech Drive – Silt Fencing
 - d) Update on second well at water plant #3
 - e) New and other ongoing Engineering projects or approvals
12. Discuss and take possible action on new construction for the following properties following Engineer's review
 - a) Lot 11B, Block 3, Lake Chateau Woods Section 7 – 1511 Glen Oaks for Shane Ramsour
 - b) Lot 14, Block 4, Lake Chateau Woods Section 8 – 19423 Youpon for Ryan McGuire
13. Discuss and take possible action on the following open plumbing permits that are expiring:
 - a) Govale LLC at 1501 Sweetgum (initially approved 03/26/2026) still needs CSI
14. Discuss and take possible action on monthly building rental report
15. Discuss and take possible action on August 2026 operations report
16. Discuss and take possible action on renewal of operation and billing contract with A-1 Utility and Construction Services, Inc (10/01/2026 to 09/30/2028)
17. Discuss and take possible action to review the itemized property listed on the District's insurance policy

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18. Discuss and take possible action on any new or ongoing legal matters including:
- a) 1511 Glen Oak – non-residential outbuilding
 - b) Review District rate order regarding commercial water, sewer and trash rate and required construction practices
 - c) Possible issuance of fines due to non-compliance with required construction practices
 - 1) 1219 Chateau Woods Parkway (silt fencing & trash containment)
 - 2) 10919 Fairview (silt fencing)
 - 3) 10935 Fairview (silt fencing)
 - 4) 1501 Sweetgum (trash & debris on lot)
19. Discussion of any items to be included on the next meeting agenda (October 22, 2026)
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 September 18, 2026.



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

CHATEAU WOODS MUD			
DISTRICT REVENUES	ACTUAL AS OF 09/16/2026	BUDGET FYE 9/30/26	Proposed BUDGET FYE 9/30/27
<u>Water Revenue</u>			
Water Revenue	\$ 286,259.69	370,000.00	360,000.00
Tap Connection Revenue	242,659.53	114,000.00	114,000.00
Impact Fees	61,878.08	0.00	0.00
GRP/LSG Revenue	6,873.90	8,500.00	8,500.00
<u>Sewer Revenue</u>			
Sewer Revenue	\$ 400,113.23	450,000.00	479,000.00
Impact Fees	93,562.48	0.00	0.00
<u>Other Revenue</u>			
Garbage Service Revenue	\$ 238,016.18	276,000.00	285,000.00
Maintenance Tax	500,759.15	479,000.00	582,535.00
Penalty & Interest	12,950.83	12,000.00	14,000.00
Building Rental	1,750.00	6,500.00	4,500.00
Termination/Reconnection/NSF fees/Tap fees/Meter fees	850.00	1,000.00	1,200.00
Miscellaneous Income	10,100	2,000.00	2,000.00
Interest Income	51,094.17	86,000.00	68,000.00
Use of General Operating Surplus Funds	0.00	0.00	249,805.00
TOTAL DISTRICT REVENUE	\$ 1,906,867.24	1,805,000.00	2,168,540.00
<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	49,956.70	60,000.00	62,000.00
Repairs & Maintenance	26,210.37	40,000.00	40,000.00
Repairs & Maintenance-Meter and Boxes	50,654.70	40,000.00	55,000.00
Repairs & Maintenance-Water Lines/Hydrants	28,115.98	20,000.00	35,000.00
Tap Connection Expense	47,600.70	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	54,423.45	65,000.00	68,500.00
Repairs & Maintenance	52,085.62	55,000.00	60,000.00
Sludge Removal	25,500.69	30,000.00	30,000.00
Repairs & Maintenance - Sewer Lines	18,888.32	35,000.00	35,000.00
<u>Other Expenses</u>			
Director Fees	\$ 24,973.00	26,520.00	26,520.00
Payroll Taxes	1,910.45	2,125.00	2,125.00
Legal Fees	26,811.51	25,000.00	35,000.00
Legal Fees - litigation	17,627.52	18,000.00	10,000.00
Audit Fees	14,500.00	15,250.00	16,000.00
Engineering Fees	40,461.80	40,000.00	55,000.00
TCEQ Assessment Fees	3,712.44	4,100.00	4,195.00
Other Operator Fees	4,522.05	6,000.00	6,000.00
Bookkeeping Fees	11,000.00	15,000.00	15,000.00
M & R - Other Facilities	5,810.33	6,000.00	6,000.00
Legal notices	270.00	1,000.00	1,000.00
Tax Assessor Collector	3,149.26	4,300.00	4,300.00
Telephone	4,546.35	3,950.00	5,400.00
Utilities	84,795.39	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

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Registration/Membership Fees		750.00	1,500.00	1,500.00
Website Expense		1,539.00	650.00	2,400.00
Building Rental Expense		4,239.96	5,500.00	4,500.00
Other Expenses		11,563.16	14,000.00	14,000.00
Garbage Expense		211,220.88	270,000.00	310,000.00
Park Beautification & Equipment		41,314.30	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	0.00
Capital Outlay - Falvey Lake Water Plant		747.50	0.00	0.00
Rehab Bullseye WWTP & add blowers		25,466.78	75,000.00	0.00
Drainage Improvements		82,434.38	100,000.00	0.00
North WWTP Cleaning & Inspections		0.00	130,000.00	440,000.00
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	0.00
Springwood Lot 2A Ditch Improvements - Design, Plans & Construction		0.00	0.00	15,000.00
AC Line Replacement - Pinewood Dr		0.00	0.00	330,000.00
AC Line Replacement - Kerr Ln		0.00	0.00	126,000.00
AC Line Replacement - Sunset		0.00	0.00	0.00
TOTAL DISTRICT EXPENSE	\$	1,378,071.28	1,541,995.00	2,168,540.00
NET GAIN(LOSS)	\$	528,795.96	263,005.00	0.00