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, November 19, 2026 at 7:00 PM

MEETING AGENDA

DOC# 26-2346
POSTED
11/13/2026 11:14AM
Rosio Munoz
I, 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 from the September 24th and October 22nd regular meetings
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 following the report about the District website
8. Discuss and take possible action on adding positive pay program to District bank accounts
9. Discuss and take possible action to accept bookkeeper's report for October 22nd to November 19th and approve payment of bills.
10. Discuss and take possible action on any previous or new deed restriction complaints, including
    a) 1420 Sweetgum – dirt from berm is being washed into (side) ditch, maintained by District
    b) 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) Update on second well at water plant #3
    d) North WWTP Interior Coating
    e) Water Plant 2 Exterior Coating
    f) Springwood Ditch Maintenance
    g) New and other ongoing Engineering projects or approvals
12. Discuss and take possible action on new construction for the following properties after Engineer's review
    a) Lot 7A, Block 1, Section 2 at 402 Pinewood for Darlene Flores
13. Discuss and take possible action on the following open plumbing permits that are expiring:
    a) 340 Pinewood (approved 04/23/2026) no inspections done (requesting 6-month extension)
    b) 503 Pinewood (approved 04/23/2026) no inspections done (requesting 6-month extension)
    c) 10919 Fairview (approved 05/28/26) initial drainage inspection done – have not requested extension
    d) 10935 Fairview (approved 05/28/26) initial drainage inspection done – have not requested extension
14. Discuss and take possible action on monthly building rental report
15. Discuss and take possible action on October 2026 operations report
16. Discuss and take possible action on replacement of roof of control building at water plant #2 – quote of $3,500.00 from Kindred Roof Repair.

17. Discuss and take possible action on any new or ongoing legal matters including:
    a) 1511 Glen Oak – non-residential outbuilding
    b) New noncompliance with required construction practices.
       10611 Twin Oaks - complaint about concrete pumper truck arriving at 4:00AM (outside of work hours) on November 11th.
    c) Status of fines due to noncompliance with required construction practices
       1) 1219 Chateau Woods Parkway (silt fencing & trash containment)
       2) 10919 Fairview (silt fencing)
       3) 10935 Fairview (silt fencing)
18. Discussion of any items to be included on the next meeting agenda (December 17, 2026)
19. 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

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 November 13, 2026.

Darcy D Iamm