

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

May 13, 2022

The Board of Directors (the "Board") of Westwood Magnolia Parkway Improvement District (the "District" or "WMPID") met in regular session, open to the public, at Zanti Cucina Italiana at 10000 Research Forest Drive, Magnolia, Texas 77354, a designated meeting place of the District, and the roll was called of the members of the Board as follows:

Carl Gerhardt	Chairman	Magnolia I.S.D.
Brent Everson	Vice Chairman	City of Conroe
Gary Squyres	Assistant Vice Chairman	County Commissioner's Court
James David Wallace	Secretary	City of Conroe
Tom Grayson	Treasurer/Asst. Secretary	County Commissioner Pct. 2
Robert Barnwell	Director	County Commissioner Pct. 2
Pat Robertson	Director	Magnolia I.S.D.

and all of the above Directors were present, except Director Everson and Director Robertson, thus constituting a quorum.

Also present for the meeting were: Michael Keck of LJA Engineering ("LJA"); Rob Eissler and Kelly Hamann of Special District Management ("SDM"); Frank Mitchell, Josh Zientek, and Daniel Scruggs of Mitchell & Zientek, LLP ("MZLLP"); Derek Michael of Sales Revenue Inc. ("SRI"); Deputy Triplett and Sergeant Walker of Montgomery County Sheriff's Office ("MSCO"); Joseph Ellis of McCall Gibson Swedlund Barfoot PLLC ("MGSB"); Miguel Marrero and Kendra McCrory of Alpha and Omega Mounted Patrol ("A&O"); and Glenn Buckley, resident of the area.

PUBLIC COMMENTS

There were no public comments at this time.

CONSENT AGENDA

Director Gerhardt offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. Director Grayson motioned, seconded by Director Wallace, to approve the Consent Agenda containing the following items: (1) approval of the April 8, 2022 regular Board meeting minutes, as presented; (2) Financial/Bookkeeping report, attached as Exhibit A, including payment of bills and review of investments and reimbursements; (3) Regional Detention Basin Maintenance Report; and (4) Grant Project/funding updates. The motion passed unanimously.

SHERIFF'S REPORT

Sergeant Walker presented the Sheriff's Report, attached as Exhibit B. He reviewed incidents and statistics for the District. There was further discussion related to increase in traffic accidents in the area. Sergeant Walker advised that was likely due to the busy shopping centers.

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MOUNTED PATROL REPORT

Ms. McCrory presented the Mounted Patrol Report. She introduced Mr. Marrero of A&O. The Board thanked Ms. McCrory and Mr. Marrero for their attendance.

REVIEW OF FISCAL YEAR END 2021 (“FYE2021”) AUDIT

Mr. Ellis presented the FYE2021 audit. He noted that MGSB was issuing a clean and unmodified opinion. Director Grayson noted a revision to the draft FYE2021 audit. Further, Director Grayson inquired as to the flow of funds related to the Regency Center assessment and where that was noted on the FYE2021 audit. Mr. Scruggs provided information related to the flow of funds for the Regency Center assessment. After further discussion, Director Grayson moved to approve the FYE2021 audit pending consultant review and authorize MGSB to file the FYE2021 audit as necessary. Director Squyres seconded said motion, which passed unanimously.

COMMISSIONER’S REPORT

Mr. Eissler provided a brief update regarding the Commissioner’s Report. He provided a brief update on Montgomery County related facilities and projects.

EXECUTIVE DIRECTOR’S REPORT

Mr. Eissler presented the Executive Director’s Report on behalf of SDM, a copy of which is attached as **Exhibit C**. Mr. Eissler and Ms. Hamann reviewed various project updates within the Executive Director’s Report, including updates related to Texas Department of Transportation’s (“TxDOT”) FM1488 project.

SALES TAX REPORT

Mr. Michael presented the Sales Tax Report, a copy of which is attached as **Exhibit D**. He reviewed the businesses of the District related to sales tax and made note of the revenue trends of the District.

Mr. Scruggs discussed the scheduled reimbursements to Regency Center LP and HEB Grocery Company, LP. After discussion, Director Grayson moved to approve the reimbursements as presented. Director Wallace seconded said motion, which passed unanimously.

ENGINEER’S REPORT

Mr. Keck presented the Engineer’s Report, a copy of which is attached as **Exhibit E**. Mr. Keck provided an update regarding the Tamina Road right turn lane project bids. He noted that the low bid came in far above initial estimates. As a result, he suggested that the Board reject the bids and consider rebidding the project as a part of a number of related projects, including portions of

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the Woodtrace Boulevard Extension project and the West Lane project. After further discussion, Director Wallace moved to reject the bids for the Tamina Road right turn lane project and readvertise as discussed with the Woodtrace Boulevard Extension project and West Lane project. Director Barnwell seconded said motion, which passed unanimously.

Mr. Keck and the Board then discussed the options for the Tamina Road enhancement project. The Board discussed the drainage related to the project.

Mr. Keck then presented the design for the West Lane project. He and Mr. Eissler discussed matters related to the project, most notably any impacts on current property owners.

ATTORNEY'S REPORT

Mr. Mitchell noted that the Amended and Restated Roadway Improvement Agreement between Montgomery County and the District related to Woodtrace Boulevard had been approved by Commissioners Court.

EXECUTIVE SESSION

The Board did not enter executive session at this time.

DISCUSSION REGARDING PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS

The Board discussed the future meeting schedule, noting that the next regular Board meeting will take place on June 10, 2022.

ADJOURNMENT

There being no further business to come before the Board, Director Gerhardt adjourned the meeting.

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Approved this 10th day of June, 2022.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT

[SEAL]




Secretary, Board of Directors

LIST OF EXHIBITS

- Exhibit A - Bookkeeper's Report
- Exhibit B - Sheriff's Report
- Exhibit C - Executive Director's Report
- Exhibit D - Sales Tax Report
- Exhibit E - Engineer's Report