

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT
Minutes of Meeting of Board of Directors

October 8, 2021

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 Directors Everson and 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"); Daniel Scruggs and Frank Mitchell of Mitchell & Zientek, LLP ("MZLLP"); Sergeant Swank of Montgomery County Sheriff's Office ("MSCO"); Catherine Wheeler and Derrick Michael of Sales Revenue Inc. ("SRI"); Bruce Taylor of Alpha and Omega Mounted Patrol ("A&O"); Jeff Hevey of Magnolia Fire Department; Christina Cole of Myrtle Cruz, Inc. ("MCI"); Glenn Buckley of Lake Creek Greenway Partnership ("LCGP"); and Tim Weems, member of the general public.

APPROVE MINUTES

After a brief discussion, Director Grayson moved to approve the minutes from the September 10, 2021, Regular Board Meeting, as presented. Director Wallace seconded said motion, which passed unanimously.

PUBLIC COMMENTS

Fire Chief Hevey addressed the Board, introduced himself, and notified the Board that Montgomery County Emergency Service District No. 10 ("MCESD10") and the Magnolia Volunteer Fire Department ("MVFD") are merging into one (1) service entity.

SHERIFF'S REPORT

Sergeant Swank presented and reviewed the Sheriff's Report, a copy of which is attached as

Exhibit A. There was brief discussion regarding the listed incidents on the Sheriff's Report.

MOUNTED PATROL REPORT

The Board reviewed the mounted patrol activities within the District over the past month. After brief discussion, the Board took no further action at this time.

COMMISSIONER'S REPORT

There was no Precinct 2 Commissioner's Office Report presented at this time.

SALES TAX REPORT

Mr. Michael presented the Sales Tax Report, a copy of which is attached as Exhibit B. He reviewed the businesses of the District related to sales tax and made note of the revenue trends of the District. He noted that going forward canvassing would occur on a quarterly basis. He also noted that there was a significant percentage of permits that were coded incorrectly within the District and he was working to ensure those permits be corrected so that the District may receive more sales tax funds.

Mr. Michael and Mrs. Wheeler discussed a concern related to identification when Mr. Michael was doing District canvassing. After further discussion, Director Grayson moved to approve the creation of identification badges for any District consultant should they need it. 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 C. Mr. Keck gave a brief update on the Tamina Road right turn lane project. He noted the traffic issues stemming from the Tamina Road and FM 1488 intersection. Mr. Keck presented a proposal to make improvements to the proposed right turn lane. Director Grayson moved to approve the proposal, as presented. Director Wallace seconded said motion, which passed unanimously.

Mr. Keck presented additional updates on other ongoing projects. He presented pay estimate no. 3 in the amount of \$45,370.35 to Double Oak Construction for clearing work. Director Barnwell moved to approve pay estimate no. 3, as presented. Director Grayson seconded said option, which passed unanimously.

Lastly, Mr. Keck presented a proposal regarding the Woodtrace Boulevard Extension Project timing. He suggested completing all remaining earthwork and related items in the next phase of the project. After discussion, Director Wallace moved, seconded by Director Grayson, to approve the next phase of the project, as presented, and to send such plans to Montgomery County Precinct No. 2 for their review and approval.

BOOKKEEPER'S REPORT

Mrs. Cole presented the Bookkeeper's Report, a copy of which is attached as Exhibit D. She noted that four checks were being cancelled and reissued. After no further questions, Director Wallace moved to approve the Bookkeeper's Report and the checks/wires presented therein. Director Grayson seconded said motion, which carried unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Eissler presented the Executive Director's Report, a copy of which is attached as Exhibit E. Mr. Eissler and Ms. Hamann reviewed various project updates within the Executive Director's Report. Mr. Eissler presented video and photographic updates for the Woodtrace Boulevard Extension Project. There was discussion regarding replacing and upgrading the District's computers for use by SDM. After further discussion, the Board concurred in authorizing Mr. Eissler and Ms. Hamann to purchase new computer equipment as discussed by use of the District's petty cash fund.

REGIONAL DETENTION BASIN MAINTENANCE REPORT

The Board briefly reviewed the Regional Detention Basin Maintenance Report provided. It was noted that there was a downed tree blocking an inlet. After discussion, Director Barnwell moved to approve receiving estimates for the removal of the tree and authorize Chairman Gerhardt to approve such estimate, as necessary (Was there a cap to this?). Director Grayson seconded said motion, which passed unanimously.

GRANT PROJECT/FUNDING UPDATES

There was no update on this matter at this time.

ATTORNEY'S REPORT

Mr. Scruggs provided the Attorney's Report at this time. He presented the revised Investment Policy, list of Qualified Investors of the District, and the Ethics Policy. Mr. Scruggs briefly discussed each one and the revisions including on each. He then requested that the Board authorize MZLLP to amend the District's Public Comment Policy. After discussion, Director Grayson moved to authorize MZLLP to amend the District's Public Comment Policy, review and approve the amended Investment Policy, approve the list of Qualified Investors, as presented, and approve the revised Ethics Policy. Director Wallace seconded said motion, which passed unanimously.

Next. Mr. Scruggs and Mr. Mitchell discussed the Roadway Improvement Agreement with Montgomery County. Mr. Mitchell presented the reasons for the necessary revisions to the agreement. After discussion, Director Wallace moved to approve the revisions, as discussed. Director Barnwell seconded said motion, which passed unanimously.

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 November 12, 2021. Director Grayson requested that an agenda item be added to discuss the Regency Center drainage cleanout.

ADJOURNMENT

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

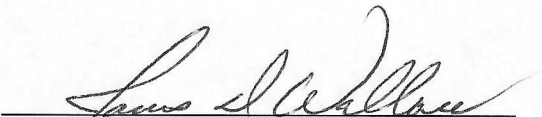
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Approved this 10th day of November, 2021.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT

[SEAL]




Secretary, Board of Directors

LIST OF EXHIBITS

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