

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

October 13, 2023

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:

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

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

Also present for the meeting were: Michael Keck and Michael McDaniel of LJA Engineering ("LJA"); Rob Eissler and Kelly Hamann of Special District Management ("SDM"); Frank Mitchell and Daniel Scruggs of Mitchell, Zientek & Scruggs, LLP ("MZS"); Derek Michael of Sales Revenue Inc. ("SRI"); Lieutenant Schmitt and Sergeant Swank of Montgomery County Sheriff's Office ("MSCO"); Christina Ferguson of Myrtle Cruz, Inc. ("MCI"); Bruce Berger of Montgomery County Precinct No. 2 Commissioner's Office ("MCP2"); Bob Fecht of Alpha and Omega Mounted Patrol ("A&O"); and Glenn Buckley of Lake Creek Greenway Partnership ("LCGP").

PUBLIC COMMENTS

There were no public comments presented at this time.

CONSENT AGENDA

Director Wallace offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. The Board concurred in removing the Mounted Patrol Report item from the Consent Agenda for discussion later in the meeting. Director Robertson motioned, seconded by Director Grayson, to approve the Consent Agenda containing the following items: (1) approval of the September 8, 2023 regular Board meeting minutes and September 29, 2023 special Board meeting minutes, as presented and (2) Regional Detention Basin Report. The motion passed unanimously.

FIRE CHIEF REPORT

There was no Fire Chief Report presented at this time.

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

SHERIFF'S REPORT

Sergeant Swank presented the Sheriff's Report, attached as **Exhibit A**, and reviewed incidents within the District. Lieutenant Schmitt presented an overtime proposal for the holiday season and for the period of construction on FM1488. After discussion, Director Squyres moved to approve the holiday season overtime proposal as presented. Director Robertson seconded said motion, which passed unanimously. The Board deferred discussion on the overtime proposal for the period of construction on FM1488. There was then discussion regarding the addition of license plate reader cameras. After discussion, Director Grayson moved to approve the proposal for the addition of license plate reader cameras on two vehicles. Director Weems seconded said motion, which passed unanimously.

COMMISSIONER'S REPORT

Mr. Berger provided an update on a number of projects within the precinct and near the District, including the Woodtrace Boulevard project. There was then some discussion regarding the South Egypt Lane interlocal agreement and the Fish Creek Park at Woodforest.

MOUNTED PATROL REPORT

Mr. Fecht discussed the overtime program and some options for their personnel that the District could consider. He then provided an update regarding an incident in the District and how the mounted patrol officers on site intervened. The Board thanked Mr. Fecht and the mounted patrol for their efforts.

BOOKKEEPER REPORT

Mrs. Ferguson presented the Bookkeeper Report for the District, attached as **Exhibit B**, and an initial draft budget for fiscal year end 2024. Director Grayson noted that the draft budget was very similar to the current budget for fiscal year end 2023. After further discussion, Director Grayson moved to approve the Bookkeeper Report, including the payment of bills and review of investments and reimbursements. Director Weems seconded said motion, which passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Eissler and Ms. Hamann presented the Executive Director's Report on behalf of SDM, a copy of which is attached as **Exhibit C**. Mr. Eissler provided an update regarding the legislative addition of territory. Ms. Hamann then provided an update regarding graffiti at the Regional Detention Basin and presented two proposals for cleaning the graffiti. After discussion, Director Robertson moved to approve the proposal from RENU Pressure Washing at \$1,465. Director Squyres seconded said motion, which carried unanimously.

ENGINEER'S REPORT

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

Mr. Keck presented the Engineer's Report, a copy of which is attached as Exhibit D. Mr. Keck noted that the clearing contractor for the Tamina Road enhancement project was put on notice to proceed with the contract. He also noted that the District's portion of the Woodtrace Boulevard project is nearing completion, and that the contractor was finishing a few close out items before submitting for the final pay estimate and retainage.

Mr. Keck then presented bids received for the Tamina Road enhancement project. After discussion, the Board concurred with LJA proceeding with discussions with the low bidder to clarify start times and other relevant items before approval of the bid. The board took no action at this time.

SALES TAX REPORT

Mr. Michael presented the Sales Tax Report, a copy of which is attached as Exhibit E. He reviewed the businesses of the District related to sales tax and made note of the revenue trends of the District. Mr. Michael also provided an update regarding his correspondence with the Texas Comptroller's office regarding a number of businesses within the District who were not reporting properly. He also discussed the timing of the legislative additions to the District's sales tax revenue rolls.

ATTORNEY'S REPORT

Mr. Mitchell noted that MZS did not have any additional items at this time for Board discussion.

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 10, 2023.

EXECUTIVE SESSION

The Board did not enter executive session at this time.

RECONVENE IN OPEN SESSION AND AUTHORIZE ANY ACTION RESULTING FROM EXECUTIVE SESSION

The Board did not enter executive session at this time.

ADJOURNMENT

Director Wallace adjourned the meeting at this time.

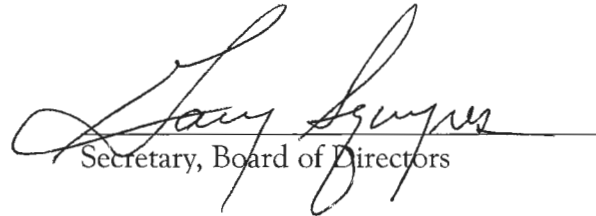
WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT
Minutes of Meeting of Board of Directors

Approved this 10th day of November, 2023.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT

[SEAL]




Secretary, Board of Directors

LIST OF EXHIBITS

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