

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

October 14, 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:

Brent Everson	Chairman	City of Conroe
James David Wallace	Assistant 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 Weems, thus constituting a quorum.

Also present for the meeting were: Michael Keck and Michael McDaniel of LJA Engineering (“LJA”); Rob Eissler and Kelly Hamann (by telephone) of Special District Management (“SDM”); Frank Mitchell, Josh Zientek, and Daniel Scruggs of Mitchell & Zientek, LLP (“MZLLP”); Derek Michael and Magen Fischer of Sales Revenue Inc. (“SRI”); Deputy Swank of Montgomery County Sheriff’s Office (“MSCO”); and Glenn Buckley of Lake Creek Greenway Partnership (“LCGP”).

PUBLIC COMMENTS

There were no public comments presented at this time.

CONSENT AGENDA

Director Wallace, presiding over the meeting in Director Everson’s absence, offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. Director Barnwell motioned, seconded by Director Grayson, to approve the Consent Agenda containing the following items: (1) approval of the September 9, 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; (4) Grant Project/funding updates; and (5) Mounted Patrol Report. The motion passed unanimously.

SHERIFF’S REPORT

Deputy Swank presented the Sheriff’s Report, attached as **Exhibit B**. He reviewed incidents and statistics for the District. There was additional discussion regarding possible additional law

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enforcement coverage during the holiday season. The Board agreed to revisit the matter at a future meeting.

FIRE CHIEF'S REPORT

No Fire Chief's Report was presented at this time.

COMMISSIONER'S REPORT

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

REVIEW OF AND MATTERS RELATED TO THE PROPOSED SERIES 2022 SALES TAX REVENUE BONDS (the "Bonds")

Mr. Scruggs presented a status update regarding the Bonds. He noted that no action items were needed at this time.

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 and Ms. Hamann reviewed various project updates within the Executive Director's Report, including updates related to Texas Department of Transportation's ("TxDOT") projects in the District.

Director Wallace and Ms. Hamann discussed director devices and the need for additional information from the directors regarding their devices.

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.

REVIEW AND CONSIDER APPROVAL OF PROPOSED SRI CONTRACTS

Mr. Michael presented two revised contracts for SRI. After discussion among the board regarding changes to the contracts, Director Robertson moved to approve both SRI contracts as presented. Director Squyres 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 on the Tamina Road projects. The Board and Mr. Keck reviewed the

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Tamina Road Enhancement Project items extensively, including street and drainage designs. The Board and Mr. Keck discussed at length the potential landscaping options, including the ongoing maintenance requirements for each. After such discussion, the Board provided Mr. Keck with the landscaping style they preferred LJA further refine and explore.

Mr. Keck then presented Pay Estimate No. 4 for the Earthwork Contract from Highland to FM 2978 for the Woodtrace Boulevard Extension project in the amount of \$730,547.23. After discussion, Director Grayson moved to approve Pay Estimate No. 4 as presented. Director Robertson seconded said motion, which passed unanimously.

Mr. Keck also provided a brief update of the remainder of the Woodtrace Boulevard Extension project.

ATTORNEY'S REPORT

Mr. Mitchell provided an update regarding the proposed interlocal agreement with Montgomery County Precinct No. 2 Commissioner's Office.

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 11, 2022.

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 meeting.

ADJOURNMENT

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

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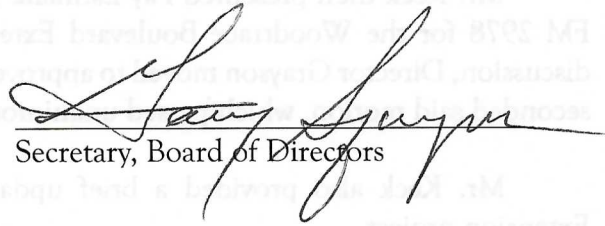
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Approved this 11th day of November, 2022.

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

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