

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

May 14, 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, via videoconference in compliance with current law, 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 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, Frank Mitchell, and Joshua Zientek of Mitchell Zientek, LLP (“MZLLP”); Lieutenant Schmitt of Montgomery County Sheriff’s Office (“MSCO”); Christina Cole of Myrtle Cruz, Inc (“MCI”); Ryan O’Hara of Huntington Securities, Inc. (“HSI”); Chris Uzelmeier, Director of Montgomery County Municipal Utility District 113 (“MUD 113”); Jay Dworsky, insurance consultant for the District; Ryan Fortner of Sales Revenue Inc. (“SRI”); Joseph Ellis of McCall Gibson Swedlund Barfoot PLLC (“MGSB”); and Hugh Fullerton, a resident of the area.

APPROVE MINUTES

After a brief discussion, Director Grayson moved to approve the minutes from the April 9, 2021 Regular Board Meeting as amended. Director Wallace seconded said motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments at this time.

SHERIFF’S REPORT

Lieutenant Schmitt 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. The Board took no further action at this time.

DIRECTOR REAPPOINTMENT MATTERS

Ms. Hamann provided an update regarding the status of director reappointments by the various appointing entities. She noted that all directors that were up for reappointment, had been approved by the various appointing entities. After no further discussion, Director Wallace moved to reappoint Directors Everson, Grayson, Wallace, and Squyres. Director Grayson seconded said motion, which passed unanimously.

AUDIT REPORT

Mr. Ellis presented the Audit Report for the fiscal year ended December 31, 2020. He noted it was a clean unmodified opinion. Director Grayson noted some necessary revisions and discussed the management letter from MGSB. After brief discussion, Director Wallace moved, seconded by Director Grayson, to approve the Audit Report subject to final revisions and consultant review. The motion carried unanimously.

COMMISSIONER'S REPORT

Mr. Eissler provided a brief update. The Board took no action at this time.

SALES TAX REPORT

Mr. Fortner presented the Sales Tax Report, a copy of which is attached as Exhibit B. He reviewed the businesses of the District subject to sales tax. No action was required by the Board at this time.

ENGINEER'S REPORT

Mr. Keck presented the Engineer's Report, a copy of which is attached as Exhibit C. Next Mr. Keck presented Pay Estimate No. 6 in the amount of \$19,042.20 for DVL Enterprises, LLC. After discussion, Director Wallace moved to approve Pay Estimate No. 6 as presented. Director Grayson seconded said motion, which passed unanimously. There was additional discussion regarding a crosswalk related safety improvement and whether the improvement should be installed or not. After discussion Director Wallace motioned, seconded by Director Grayson and approved unanimously, to install the improvement as discussed at an approximate cost of \$9,000.

Mr. Keck then discussed the Tamina Road right turn lane project. After discussion, the Board took no action at this time.

REVIEW AND CONSIDER ACTION ITEMS RELATED TO WOODTRACE BOULEVARD EXTENSION PROJECT

Mr. Keck provided an update on the pending action items related to the Woodtrace Boulevard extension project. He noted that an Archeological & Endangered Species Report is had

been prepared and was with the State for review. The Board took no further action at this time.

REGIONAL DETENTION BASIN MAINTENANCE REPORT

Ms. Hamann reviewed the Regional Detention Basin Maintenance Report with the Board. After brief discussion, the Board took no action at this time.

BOOKKEEPER'S REPORT

Ms. Cole presented the Bookkeeper's Report, a copy of which is attached as Exhibit D. After no further questions, Director Grayson moved to approve the Bookkeeper's Report and the checks/wires presented therein. Director Wallace seconded said motion, which carried unanimously. Mr. Scruggs presented the Depository Pledge Agreement with Spirit of Texas Bank for the Board's review and approval. After brief discussion, Director Grayson moved to approve and execute the Depository Pledge Agreement with Spirit of Texas Bank. Director Wallace seconded said motion, which passed unanimously.

REVIEW OF FINANCIAL ADVISOR PRESENTATION AND UPDATES

Mr. O'Hara provided a presentation and reviewed options for future bond issues of the District. He noted that HSI was in talks with various rating agencies and bond insurers. In addition, a draft preliminary official statement ("POS") was being reviewed. There was discussed on how the bond sale would be structured. The Board thanked Mr. O'Hara for his time.

GRANT PROJECT/FUNDING UPDATES

There were no project updates provided at this time.

REVIEW OF VARIOUS SIGNAGE RELATED MATTERS

Mr. Eissler and Ms. Hamann presented signage options. Mr. Keck discussed what types of permitting and approvals will be needed from the County and TxDOT. After discussion, Director Grayson moved to approve the presented signage option. Director Wallace seconded said motion, which passed 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. There was brief discussion regarding the District's ongoing legislative efforts and the effects on the District related to the same.

The Board then reviewed the options available for a District drone. After discussion, Director Grayson moved to approve the drone insurance proposal presented by Mr. Dworsky from the

District's current insurer. Director Wallace seconded said motion, which passed unanimously.

ATTORNEY'S REPORT

Mr. Scruggs noted there were no additional items for the Attorney's Report.

EXECUTIVE SESSION

The Board entered executive session at 1:28 p.m.

RECONVENE FROM EXECUTIVE SESSION, PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS

The Board reconvened at 1:52 p.m. and took no action. There was discussion regarding several potential committee meetings. The Board asked that Ms. Hamann work with the committee members to look for meeting times. The Board noted that their next regular Board Meeting would tentatively be held in person.

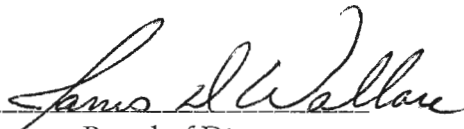
ADJOURNMENT

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

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Approved this 11th day of June, 2021.




Secretary, Board of Directors

LIST OF EXHIBITS

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