

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

September 10, 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, 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 Barnwell and Grayson thus constituting a quorum.

Also present for the meeting were: Michael Rusk and 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"); 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"); Bruce Berger of Montgomery County Precinct No. 2 Commissioner's Office; Jeff Hevey of Magnolia Fire Department; Christina Cole of Myrtle Cruz, Inc. ("MCI"); and Hugh Fullerton, member of the general public.

APPROVE MINUTES

After a brief discussion, Director Everson moved to approve the minutes from the August 13, 2021, Regular Board Meeting as presented. Director Wallace seconded said motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments at this time.

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.

REVIEW OF FINANCIAL ADVISOR UPDATES AND MATTERS RELATED TO SERIES 2021 SALES TAX REVENUE BONDS (the "Bonds")

Mr. Scruggs noted that the closing on the sale of the Bonds had occurred, and proceeds had been distributed. There was brief discussion regarding the pricing of the Bonds. After further discussion, Director Everson moved to approve the completion of IRS Form 8038-G in connection with the Bonds and further authorize the District's consultants to take any remaining action to finalize the transaction. Director Wallace seconded said motion, which passed unanimously.

COMMISSIONER'S REPORT

Mr. Berger provided the Precinct 2 Commissioner's Office Report. 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 B. He reviewed the businesses of the District subject to sales tax and made note of revenue trends of the District. He noted that going forward canvassing would occur on a quarterly basis.

ENGINEER'S REPORT

Mr. Rusk presented the Engineer's Report, a copy of which is attached as Exhibit C. Mr. Rusk provided a brief update on the Tamina Road right turn lane project. He noted that although the first traffic study had been complete, a second one would need to take place now that school had started.

Mr. Rusk provided an update on the pending action items related to the Woodtrace Boulevard extension project. He discussed Pay Estimate No. 2 in the amount of \$73,788.75 due to Double Oak Construction for the clearing related to the project. After brief discussion, Director Everson to approve the Pay Estimate No. 2 as presented. Director Wallace seconded said motion, which passed unanimously.

BOOKKEEPER'S REPORT

Mrs. Cole presented the Bookkeeper's Report, a copy of which is attached as Exhibit D. She provided an update on the disbursements of the Bonds proceeds. After no further questions, Director Wallace moved to approve the Bookkeeper's Report and the checks/wires presented

therein. Director Everson 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. There was discussion regarding proposed median beautifications and maintenance along FM 1488. Mr. Eissler presented a number of refrigerator options for the MCSO substation within the District. After brief discussion, Director Wallace moved to approve the purchase of a refrigerator for the MCSO substation at a cost not to exceed \$200. Director Squyres seconded said motion, which passed unanimously.

REGIONAL DETENTION BASIN MAINTENANCE REPORT

The Board briefly reviewed Regional Detention Basin Maintenance Report provided.

GRANT PROJECT/FUNDING UPDATES

There was no update on this matter at this time.

ATTORNEY'S REPORT

Mr. Mitchell provided the Attorney's Report at this time. He provided an update regarding a number of public information act requests. Mr. Mitchell reminded the Board of the duties of the Directors as temporary custodians of public information. The Board took no further action at this time.

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 October 8, 2021.

ADJOURNMENT

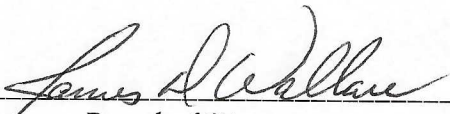
There being no further business to come before the Board, Director Gerhardt adjourned the meeting.

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Approved this 8th day of October, 2021.

[SEAL]




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