

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

April 12, 2024

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 Grayson, Weems, 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"); Frank Mitchell and Daniel Scruggs of Mitchell, Zientek & Scruggs, LLP ("MZS"); Derek Michael of Sales Revenue Inc. ("SRI"); Sergeant Swank of Montgomery County Sheriff's Office ("MCSO"); and Glenn Buckley of Lake Creek Greenway Partnership ("LCGP").

PUBLIC COMMENTS

There were no public comments presented at this time.

CONSENT AGENDA

Director Everson offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. Director Barnwell motioned, seconded by Director Wallace, to approve the Consent Agenda containing the following items: (1) approval of the March 8, 2024, regular Board meeting minutes, as presented; (2) Grant and funding updates; and (3) Financial/Bookkeeping report, attached as Exhibit A, payment of bills, review of investments, reimbursements, and review and consider possible amendments to 2024 proposed budget. The motion passed unanimously.

SHERIFF'S REPORT

Sergeant Swank presented the Sheriff's Report, attached as Exhibit B, and reviewed incidents within the District. He provided an update regarding the District purchased license plate readers and how the statistics related to the license plate readers would be presented going forward. The Board and Sergeant Swank discussed a new development within the District boundaries. The

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

Board took no action at this time and thanked Sergeant Swank as he exited the meeting.

MOUNTED PATROL REPORT

There was no Mounted Patrol Report presented at this time.

FIRE CHIEF REPORT

There was no Fire Chief Report presented at this time.

COMMISSIONER'S REPORT

There was no Commissioner's Report presented 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 provided an update on the District's revenue projections and upcoming events relevant to the District. He noted that the agreement between the District and Alpha & Omega, approved at the meeting prior, had been finalized. He and Ms. Hamann then presented aerial photographs of ongoing developments and infrastructure improvements within the District. There was then discussion regarding a landscaping concern at the Regional Detention Basin related to the sprinkler system. The Board concurred in authorizing SDM to address the concerns and inform the Board if there were future costs to be incurred.

ENGINEER'S REPORT

Mr. Keck presented the Engineer's Report, a copy of which is attached as **Exhibit D**. Mr. Keck provided an update on the Tamina Road enhancement project. He discussed the preliminary timeline of mobilization. Mr. Keck then provided a brief update on the Woodtrace Boulevard Extension Project. 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. He particularly noted an increase in revenues had occurred compared to last year at the same time. The Board took no action at this time.

ATTORNEY'S REPORT

Mr. Scruggs noted that there were no additional items to discuss on the Attorney's Report.

DISCUSSION REGARDING PENDING BUSINESS AND MATTERS FOR FUTURE

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

AGENDAS

The Board discussed the future meeting schedule, noting that the next regular Board meeting will take place on May 10, 2024.

EXECUTIVE SESSION

The Board did not enter executive session.

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

The Board did not enter executive session at this time.

ADJOURNMENT

Director Everson adjourned the meeting at this time.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

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

Approved this 10th day of May, 2024.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT


Secretary, Board of Directors

[SEAL]



LIST OF EXHIBITS

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