

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

June 13, 2025

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 Commissioners 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 Director 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”); Daniel Scruggs of Mitchell, Zientek & Scruggs, LLP (“MZS”); Derek Michael of Sales Revenue Inc. (“SRI”); Sergeant Swank of Montgomery County Sheriff’s Office (“MCSO”); Fire Chief Terry Colburn of Magnolia Fire Department (“MFD”); Glenn Buckley of Lake Creek Greenway Partnership (“LCGP”); Eric Terrell of Alpha & Omega, Inc. (“A&O”); and members of the public.

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 Wallace moved, seconded by Director Grayson, to approve the Consent Agenda containing the following items: (1) approval of the May 9, 2025 Board meeting minutes, (2) approval of the Bookkeeping report, attached as **Exhibit A**, and the checks presented therein, and (3) review of grants. The motion passed unanimously.

SHERIFF’S REPORT

Sergeant Swank presented the Sheriff’s Report, attached as **Exhibit B**, and reviewed incidents within the District. There was discussion among Sergeant Swank and the Board regarding increased criminal activity at an apartment complex within the District. After the Sheriff’s Report, Sergeant Swank exited the meeting.

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FIRE CHIEF'S REPORT

Chief Colburn provided the Fire Chief's Report. He presented an incident breakdown for the month, noting that there were 39 total responses within the District boundaries. Lastly, Chief Colburn provided an update on the construction of Station 182. The Board took no action at this time.

PCT. 2 COMMISSIONER'S OFFICE REPORT

Mr. Eissler provided a brief update regarding the ongoing projects of the Montgomery County Precinct No. 2 Commissioner's Office ("MCP2"). He noted that MCP2 was in discussions related to the Old Conroe Road project and that the District may be asked to partner with MCP2 in that effort.

MOUNTED PATROL REPORT

The Board reviewed the Mounted Patrol Report as presented by Mr. Terrell. He noted one specific incident involving two citizens who were followed in their vehicle until A&O approached. The Board asked if additional details regarding onsite property-related tasks could be added to their report, to which Mr. Terrell confirmed that it could be.

EXECUTIVE DIRECTOR'S REPORT

Mr. Eissler presented the Executive Director's Report on behalf of SDM, a copy of which is attached as **Exhibit C**. He presented updates on several ongoing District projects, including aerial photography related to the Tamina Road Enhancement Project and the ongoing Regional Detention Basin issues. Ms. Hamann reviewed the "Local and Loyal-Rally Behind Tamina Road's Small Businesses" article that ran on the District's website, including the public response to the article.

DISTRICT INSURANCE MATTERS

Mr. Scruggs and Ms. Hamann reported that they anticipate a renewal proposal will be ready at the next regular meeting for review before the renewal deadline period.

REGIONAL DETENTION BASIN REPORT

Mr. Keck and Mr. Eissler provided an update on the Regional Detention Basin. Mr. Keck reviewed the issues that LJA was tracking and noted some of his concerns regarding timing of construction as it relates to future rehabilitation of the Regional Detention Basin.

ENGINEER'S REPORT

Mr. Keck presented the Engineer's Report, a copy of which is attached as **Exhibit D**. He provided an update on the Tamina Road Enhancement project, including Pay Estimate No. 13 in

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the amount of \$145,406.25 to Aranda Brothers Construction Co., Inc. After discussion, Director Grayson moved, and Director Wallace seconded, to approve Pay Estimate No. 13, as presented. The motion passed unanimously. Mr. Keck then noted that LJA had incurred significantly more costs on the construction management of the Tamina Road Enhancement project, specifically noting the issues with utility relocations. He stated that he anticipated bringing a change order for those costs at the next regular meeting.

SALES TAX REPORT

Mr. Michael presented the Sales Tax Report, a copy of which is attached as **Exhibit E**. He reviewed the businesses within the District related to sales tax. Mr. Michael made note of the revenue trends of the District. Director Everson inquired as to how the District's revenue trends compared to other sales tax entities within the area, and Mr. Michael provided input.

ATTORNEY'S REPORT

Mr. Scruggs provided a brief update regarding an arbitrage issue that was noted by the District's arbitrage compliance consultant. After further discussion, Director Wallace moved to authorize the yield reduction payment to the IRS of \$27,800.36, including the submittal of all required documentation. Director Weems seconded said motion, which passed unanimously.

EXECUTIVE SESSION

The Board entered executive session at 1:11 p.m. for consultation with attorney.

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

The Board reconvened in open session at 1:45 p.m. and took no action at that 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 July 11, 2025.

ADJOURNMENT

There being no further business, Director Everson adjourned the meeting.

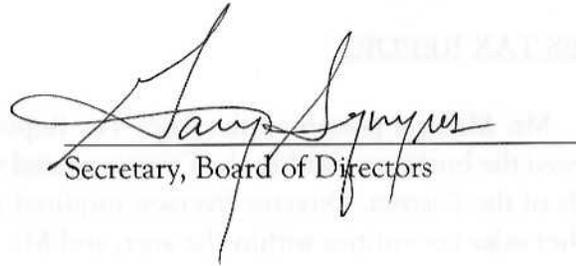
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Approved this 11th day of July, 2025.

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 - Engineer's Report
- Exhibit E - Sales Tax Report