

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

July 11, 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 Barnwell, thus constituting a quorum.

Also present for the meeting were: Michael Keck and Michael McDaniel 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”); Bruce Berger of Montgomery County Precinct No. 2 Commissioner’s Office (“MCP2”); Sergeant Walker of Montgomery County Sheriff’s Office (“MCSO”); Eric Terrell of Alpha & Omega, Inc. (“A&O”); Christina Ferguson of Myrtle Cruz, Inc. (“MCI”); 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 Grayson moved, seconded by Director Wallace, to approve the Consent Agenda containing the following items: (1) approval of the June 13, 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 Walker presented the Sheriff’s Report, attached as **Exhibit B**, and reviewed incidents within the District. After the Sheriff’s Report, Sergeant Walker exited the meeting.

FIRE CHIEF’S REPORT

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There was no Fire Chief's Report presented at the meeting.

MOUNTED PATROL REPORT

The Board reviewed the Mounted Patrol Report as presented by Mr. Terrell. He discussed a trespass issue that occurred within the District.

PCT. 2 COMMISSIONER'S OFFICE REPORT

Mr. Berger provided a brief update regarding the ongoing projects and growth within the precinct. He discussed ongoing developments with the City of Conroe and various infrastructure projects related to the same.

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 the Tamina Road Enhancement Project and Old Conroe Road related improvements.

DISTRICT INSURANCE MATTERS

Ms. Hamann noted that the District's current insurer had provided a renewal quote. After discussion among the Board and Ms. Hamann, Director Wallace motioned to approve the renewal quote and proposal as discussed. Director Squyres seconded the motion, which passed unanimously.

REGIONAL DETENTION BASIN REPORT

Mr. Keck provided an update on the Regional Detention Basin. Mr. Keck reported that water levels in the Regional Detention Basin are being effectively managed and that monitoring will continue.

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. 14 in the amount of \$472,128.75 to Aranda Brothers Construction Co., Inc. He also provided an update on construction Change Order No. 2 and engineering Change Order No. 1. There was then a significant discussion regarding potential trail/sidewalk improvements, including the connectivity of such potential improvements. After discussion, Director Robertson moved to approve Pay Estimate No. 14, construction Change Order No. 2, and engineering Change Order No. 1 as presented. Director Squyres seconded said motion, which passed unanimously.

SALES TAX REPORT

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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. The Board took no action at this time.

ATTORNEY'S REPORT

Mr. Scruggs noted that there were no additional items for the Attorney's Report to discuss outside of executive session.

EXECUTIVE SESSION

The Board entered executive session at 1:09 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 2:11 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 August 8, 2025.

ADJOURNMENT

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

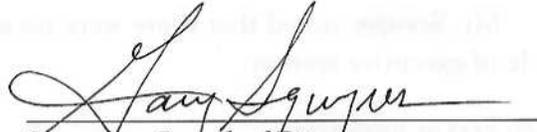
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Approved this 8th day of August, 2025.

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