

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

August 8, 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 Squyres, who arrived after the meeting started, and Directors Barnwell and Weems, who were absent, 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”); Daniel Scruggs and Joshua Zientek of Mitchell, Zientek & Scruggs, LLP (“MZS”); Derek Michael of Sales Revenue Inc. (“SRI”); Sergeant (Sgt.) Swank of Montgomery County Sheriff’s Office (“MCSO”); Eric Terrell of Alpha & Omega, Inc. (“A&O”); Jason Smith of Montgomery County; Fire Chief Terry Colburn of Magnolia Fire Department (“MFD”); 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 July 11, 2025 Board meeting minutes, and (2) approval of the Bookkeeper’s Report, attached as **Exhibit A**, and the checks presented therein. 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 on accidents, calls for service, statistics and an update on changes within the MCSO related to task forces. Ms. Hamann recommended additional traffic attention be placed on Tamina Road due to ongoing traffic concerns. Sgt. Swank stated he

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would address the matter and provided an update on preparations for the beginning of the school year. Director Squyres entered the meeting during the Sheriff's Report. After the Sheriff's Report, Sergeant Swank exited the meeting.

FIRE CHIEF'S REPORT

Chief Colburn presented the Fire Chief's Report. He reviewed the incident breakdown, answered questions, and discussed year-to-date statistics including a comparison of 2025 to 2024. Chief Colburn reviewed design elements and estimated costs for Fire Station No. 182 as well as an update on the new ladder truck and related purchase costs and capabilities.

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 and provided details regarding two criminal trespass incidents. Mr. Terrell exited the meeting at this time.

PCT. 2 COMMISSIONER'S OFFICE REPORT

Mr. Eissler introduced Jason Smith, Deputy Chief of Staff for Montgomery County Judge, Mark Keough. Mr. Smith provided professional background information and updated the Board on the status of Old Conroe Road. He outlined the contracting process and ongoing communications with local governmental entities to allow the project to progress without delay. The Board discussed right-of-way acquisition challenges and the potential impact on the project timeline, with an estimated completion in 2029.

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 provided updates on several ongoing District projects and led a discussion regarding the grant application received from Lake Creek Greenway Partnership. Director Wallace motioned, and Director Squyres seconded said motion, to award the grant as presented in the application to Lake Creek Greenway Partnership. The motion carried unanimously.

INSURANCE RENEWAL

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

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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. 15 in the amount of \$853,812.17 to Aranda Brothers Construction Co., Inc. After discussion, Director Robertson moved to approve Pay Estimate No. 15 as presented. Director Squyres seconded said motion, which passed unanimously.

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. 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 September 12, 2025.

ADJOURNMENT

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

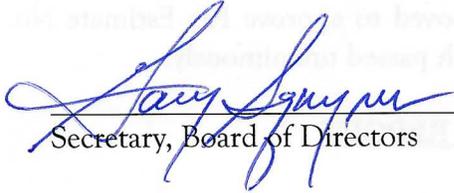
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Approved this 12th day of September, 2025.

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