

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

September 12, 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 Everson, 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 Frank Mitchell 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”); Andre Ayala of Hilltop Securities, Inc. (“Hilltop”); Leslie Cook, Jake Terry, and Matt Boles of RBC Capital Markets, LLC (“RBC”); Bradley Bennett of Westwood LLC (“Westwood”); 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 Wallace offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. Director Grayson moved, seconded by Director Weems, to approve the Consent Agenda containing the following items: (1) approval of the August 8, 2025 Board meeting minutes, (2) approval of the Bookkeeper’s Report, attached as Exhibit A, and the checks presented therein, (3) review of grants, and (4) Regional Detention Basin updates. 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, and statistics.

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He provided additional updates related to the school zone and school bus enforcement task force that operated within the District boundaries. After the Sheriff's Report, Sergeant Swank exited the meeting.

MOUNTED PATROL REPORT

The Board reviewed the Mounted Patrol Report as presented by Mr. Terrell. He discussed property issues within the Mounted Patrol contract boundaries and provided an update regarding vehicles improperly parked within fire lanes.

FIRE CHIEF'S REPORT

Chief Colburn presented the Fire Chief's Report. He reviewed the incident breakdown, and discussed year-to-date statistics, noting an overall increase in calls for service. Chief Colburn also updated the Board on community surveys that were taking place.

RECEIVE PROPOSALS FROM POTENTIAL FINANCIAL ADVISORS AND TAKE ACTION ON SAME

The District received presentations first from RBC and then from Hilltop. Representatives of both RBC and Hilltop exited the meeting shortly after the presentations. The Board briefly discussed the presentations but deferred decision-making at this time.

PCT. 2 COMMISSIONER'S OFFICE REPORT

Mr. Eissler provided a brief update regarding ongoing projects within the County and within Precinct No. 2.

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 noted that the District's grant to Lake Creek Greenway Partnership had been delivered. He provided updates regarding development along the Highway 249 area. Lastly, Mr. Bennett provided a presentation related to landscaping along Tamina Road and a proposal for said work. After brief discussion, Director Grayson moved to approve the proposal as discussed. Director Squyres seconded said motion, which passed unanimously.

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. 16 in the amount of \$453,433.64 to Aranda Brothers Construction Co., Inc. After discussion, Director Robertson moved to approve Pay Estimate No. 16 as presented. Director Squyres seconded said

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motion, which passed unanimously. Mr. Keck also discussed the side slopes of the Tamina Road project and the Board concurred in addressing the steepest areas with possible concrete. Director Barnwell and Mr. Eissler exited the meeting during the Engineer's Report.

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. Mr. Michael then presented contract amendments related to SRI's agreement(s) with the District. After discussion, Director Grayson moved to approve the amendments as presented. Director Squyres seconded said motion, which passed unanimously.

ATTORNEY'S REPORT

Mr. Scruggs noted that there were no additional items for the Attorney's Report.

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 10, 2025.

ADJOURNMENT

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

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Approved this 10th day of October, 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