

# WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

## Minutes of Meeting of the Board of Directors

January 9, 2026

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”); Daniel Scruggs and Frank Mitchell of Mitchell, Zientek & Scruggs, LLP (“MZS”); Derek Michael of Sales Revenue Inc. (“SRI”); Sgt. Swank and Deputy Mays of Montgomery County Sheriff’s Office (“MCSO”); Captain Smith of Magnolia Fire Department (“MFD”); Sally Smith of Alpha & Omega, Inc. (“A&O”); Christina Ferguson of Myrtle Cruz, Inc. (“MCI”); and various 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 Squyres, to approve the Consent Agenda containing the following items: (1) approval of the December 12, 2025 Board meeting minutes, (2) approval of bookkeeper report Exhibit A and payment of checks therein, and (3) review of grant report. The motion passed unanimously.

### SHERIFF’S REPORT

Sgt. Swank introduced Deputy Mays who 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. He noted that there were several traffic crashes and MCSO ran a DWI task force during the holidays, but that overall call volume was down during the holidays. After the Sheriff’s Report, Sgt. Swank and Deputy Mays exited the meeting.

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**MOUNTED PATROL REPORT**

The Board reviewed the Mounted Patrol Report as presented by Ms. Smith. She noted that Mr. Eric Terrell had stepped down from operations management and the District will have a new liaison in the near future.

**FIRE CHIEF'S REPORT**

Captain Smith presented the Fire Chief's Report. He noted that it has been a busy year and gave an extensive report regarding the year's activities which depicted an increase across the board in both calls and incidents.

**PCT. 2 COMMISSIONER'S OFFICE REPORT**

Mr. Eissler provided a brief update regarding ongoing projects within the County and within Precinct No. 2, including estimated completion dates of certain projects.

**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 noted that he has met with the developer of Two-Step Ranch who was interested in joining the District via annexation. Mr. Eissler then presented photos of the Tamina Road Enhancement project. Ms. Hamann presented the Board with a cost difference for meeting expenses going forward at their current regular location. After discussion, Director Robertson moved, and Director Wallace seconded, to authorize the cost difference going forward as discussed. The motion passed unanimously. The Board then discussed the formation of a committee to plan for projects for the District to target in the future and the timelines associated with the same. After brief discussion, Director Grayson moved to schedule a Project Committee meeting with Directors Squyres, Robertson, and Grayson. Director Wallace seconded said motion which passed unanimously. Lastly, the Board considered participating in the Elected Officials Dinner. The Board concurred in participating at the same level as last year.

**REGIONAL DETENTION BASIN REPORT**

Mr. Keck noted that the Crossing Church had noted that the site contractor was soon to leave the site and they wished for the District to accept the construction and mitigation efforts undertaken. Mr. Keck further noted that after an additional final inspection there were still items to address before the Crossing Church's contractor left the site.

**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. 20 in

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the amount of \$579,393.87 to Aranda Brothers Construction Co., Inc. After discussion, Director Wallace moved to approve Pay Estimate No. 20 as presented. Director Squyres seconded said motion, which passed unanimously. Mr. Keck provided an estimate of the bidding timeline and future work for Woodtrace Boulevard.

#### 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. He noted that he would be driving the District to review commercial areas for any new or changed businesses.

#### ATTORNEY'S REPORT

Mr. Scruggs noted that there was still ongoing discussion and progression regarding a potential claim related to Tamina Road, but no substantial updates to date.

#### 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 February 13, 2026.

#### ADJOURNMENT

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

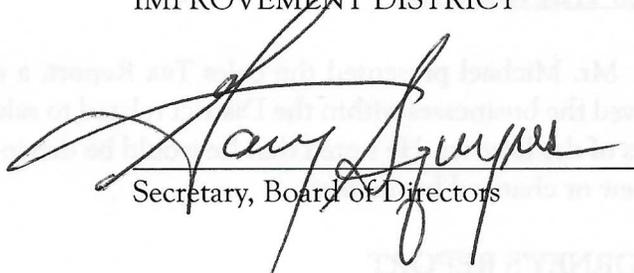
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Approved this 13th day of February, 2026.

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