

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of the Board of Directors

October 10, 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 Directors Everson and Robertson, thus constituting a quorum.

Also present for the meeting were: Michael Keck of LJA Engineering (“LJA”); and Rob Eissler 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”); John Howell of The GMS Group, LLC (“GMS”); Fire Chief Terry Colburn of Magnolia Fire Department (“MFD”); and various 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 September 12, 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. After the Sheriff’s Report, Sergeant Swank exited the meeting.

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT
Minutes of Meeting of the Board of Directors

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 real property developments of MFD.

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 provided updates on several ongoing District projects. There was extensive discussion regarding a water line break along the Tamina Road project that had occurred when another utility struck the water line. The Board, Mr. Eissler, and Mr. Keck discussed possible improvements related to Tamina Road.

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. 17 in the amount of \$453,137.58 to Aranda Brothers Construction Co., Inc. After discussion, Director Grayson moved to approve Pay Estimate No. 17 as presented. Director Squyres seconded said motion, which passed unanimously. Mr. Keck also discussed a change order for materials testing that was likely to be presented at the next regular Board meeting.

RECEIVE PROPOSALS FROM POTENTIAL FINANCIAL ADVISORS AND TAKE ACTION ON SAME

The District received a presentation from GMS. Mr. Howell exited the meeting after the presentation. After further discussion, Director Grayson moved to engage GMS as the District's Financial Advisor. Director Weems 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

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of the Board of Directors

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 presented the option of authorizing the District's consultants to move forward on the regional detention basin conveyances. Mr. Keck provided additional input about the possible timeline for such a conveyance. After further discussion, the Board concurred to wait to authorize the conveyance process until all parties were ready to convey the property.

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 November 14, 2025.

ADJOURNMENT

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

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT
Minutes of Meeting of the Board of Directors

Approved this 14th day of November, 2025.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT


Secretary, Board of Directors

[SEAL]



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