

# WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

## Minutes of Meeting of the Board of Directors

December 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 Robertson, thus constituting a quorum.

Also present for the meeting were: Michael Keck and Michael McDaniel of LJA Engineering (“LJA”); 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”); Sgt. Swank of Montgomery County Sheriff’s Office (“MCSO”); Captain Perry of Magnolia Fire Department (“MFD”); Eric Terrell 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 November 14, 2025 Board meeting minutes, (2) approval of bookkeeper report Exhibit A and payment of checks therein. The motion passed unanimously.

### SHERIFF’S REPORT

Sgt. 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. He gave the Board an update on a particular fraud case against an elderly individual that occurred within the District and noted that the suspect was able to be identified and was arrested resulting in the return of the money to the victim and potentially identifying a ring of organized crime. After the Sheriff’s

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Report, Sgt. Swank exited the meeting.

**MOUNTED PATROL REPORT**

The Board reviewed the Mounted Patrol Report as presented by Mr. Terrell. He noted that A&O had made the requested reporting adjustments and he is more confident with the statistical reporting. Mr. Terrell provided an additional update regarding juveniles on electric bikes causing problems at the Regency Center shopping center. He noted that there was a car fire in the Target shopping center that caused damage to two other vehicles but was extinguished quickly. Finally, he reported that cars are being delivered and loaded and off-loaded at the Regency center again and they have asked them to leave the property. Director Robertson arrived during the Mounted Patrol Report.

**FIRE CHIEF'S REPORT**

Captain Perry 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 and upgrades within the department. They are currently working to hire several new firefighters and stated that there has been a great response from the community since the new fire chief has taken over.

**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. He noted that Mr. Berger has relayed that the funding for the Woodtrace extension had been approved.

**GRANT REPORT**

There were no updates to present regarding grants.

**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 and there are ongoing discussions about being annexed into the District and noted that they would like assistance with a road expansion for Superior Rd. The 1488 median project is in final design. He noted that the Tamina Rd. project is estimated to be completed the second week of January pending weather constraints. There was also some discussion of the proposed sidewalk/pathway project to connect parts of the Woodlands to the District. He then presented an update from Lake Creek Greenway Partnership about the event they held and the uses of the grant monies. The Board reviewed some proposed options from engineering and decided to table the item for now.

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**REGIONAL DETENTION BASIN REPORT**

Mr. Eissler presented an estimate from Spring Nursery to make the necessary repairs to the pond and the irrigation systems due to the damage from the church construction. Mr. Keck updated the Board on his recent conversations with the church and their contractor and he is still coordinating with them regarding the responsibility for the damages.

**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. 19 and Change Order No. 3 in the amount of \$320,632.30 to include \$18,975 for CO3 to Aranda Brothers Construction Co., Inc. After discussion, Director Wallace moved to approve Pay Estimate No. 19 and approve Change Order No. 3 as presented. Director Squyres seconded said motion, which passed unanimously. Mr. Keck provided an additional brief update related to the Regional Detention Basin. Finally he presented an update on the CIP plan heading into 2026 and noted that he would be working with the committee to update the proposed projects list.

**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, including noting that additional businesses had begun remitting more sales tax recently. He also gave an update on businesses he is tracking with the Comptroller's office to ensure their revenue is collected. The Board took no action at this time.

**ATTORNEY'S REPORT**

There were no additional items for the Attorney's Report at this time.

**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 January 9, 2026.

**ADJOURNMENT**

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

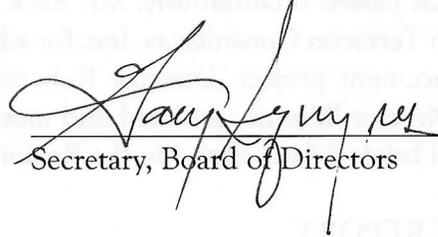
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Approved this 12th day of December, 2025.

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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