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

February 13, 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 Grayson, 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"); Deputy Mays of Montgomery County Sheriff's Office ("MCSO"); Sally Smith of Alpha & Omega, Inc. ("A&O"); Bradley Bennett of Westwood LLC ("Westwood"); Bruce Berger of Montgomery County Precinct No. 2 Commissioner's Office ("MCP2"); Glenn Buckley of Lake Creek Greenway Partnership ("LCGP"); 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 Wallace moved, seconded by Director Weems, to approve the Consent Agenda containing the following items: (1) approval of the January 9, 2026 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

Deputy Mays 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. Mr. Berger made note of several copper thefts in the area and commended MCSO on their response. After the Sheriff's Report, Deputy Mays exited the meeting.

MOUNTED PATROL REPORT

The Board reviewed the Mounted Patrol Report as presented by Ms. Smith. She made note of trends within the contract boundaries. The Board took no action at this time.

FIRE CHIEF'S REPORT

There was no Fire Chief's Report presented at this meeting.

PCT. 2 COMMISSIONER'S OFFICE REPORT

Mr. Berger provided an update on several ongoing matters and projects within MCP2, specifically detailing the status of the Old Conroe Road project.

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**. Mr. Eissler presented a renewed lease agreement for the District's office, to which Director Wallace motioned to approve the lease agreement as presented. Director Squyres seconded said motion, which passed unanimously. Mr. Eissler discussed long-term project strategies developed by the Project Committee prior to the meeting. Mr. Bennett provided an update regarding the Tamina Road landscaping improvements and the corresponding FM1488 landscaping improvements.

REGIONAL DETENTION BASIN REPORT

Mr. Keck presented a draft report, noting the status of the Regional Detention Basin's condition and the corresponding estimated costs to remediate the Regional Detention Basin's condition.

ENGINEER'S REPORT

Mr. Keck presented the Engineer's Report, a copy of which is attached as **Exhibit D.** He noted that there was investigation into the ride quality on the Tamina Road Enhancement project. He also briefly discussed the status of the Woodtrace Boulevard construction project with MCP2. Lastly, Mr. Keck discussed the results of the Project Committee meeting, including presenting a summary of costs for each relevant project. He requested approval on an estimate to complete the engineering and design work related to Old Conroe Road. After discussion, Director Robertson moved to authorize LJA to continue relevant work on Old Conroe Road in an amount not to exceed $250,000. Director Weems seconded said motion which passed 5 – 0 – 1 with Director Barnwell abstaining.

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.

ATTORNEY'S REPORT

Mr. Scruggs requested approval to move forward with efforts to draft interlocal agreements to cover the projects identified by the Project Committee and as previously discussed during the meeting. After brief discussion, Director Wallace motioned to authorize MZS as discussed. Director Robertson seconded said motion, which passed unanimously.

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 March 13, 2026.

ADJOURNMENT

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

Approved this 13th day of March, 2026.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT

Secretary, Board of Directors

[SEAL]

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT
TEXAS

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