

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of the Board of Directors

April 10, 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 thus constituting a quorum.

Also present for the meeting were: 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”); Lieutenant (Lt.) Durbin of Montgomery County Sheriff’s Office (“MCSO”); Jennifer Clifton of Alpha & Omega, Inc. (“A&O”); Bruce Berger of Montgomery County Precinct No. 2 Commissioner’s Office (“MCP2”); Bradley Bennett of Westwood LLC (“Westwood”); Neil King of SVN J. Beard Real Estate (“J. Beard”); 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 Grayson, to approve the Consent Agenda containing the following items: (1) approval of the March 13, 2026 Board meeting minutes; (2) review of grant report; and (3) review and approval of the Bookkeeper’s Report, attached as **Exhibit A**. The motion passed unanimously.

SHERIFF’S REPORT

Lt. Durbin 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 also discussed the upcoming need for replacement of some of the vehicles being used by MCSO under the interlocal agreement. After the Sheriff’s Report, Lt. Durbin 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 Ms. Clifton. She noted there were no major incidents to report on. 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 a brief update from the Montgomery County Precinct No. 2 Commissioner's Office. Director Grayson discussed the upcoming Montgomery County Emergency Service District No. 10 Sales Tax Election. There was then brief discussion regarding the Woodtrace Boulevard project and related matters. The Board took no action at this time.

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. Bennett provided an update on the projects in which Westwood was engaged. After discussion, Director Barnwell made a motion to approve the proposed Regional Detention Basin related proposal from Westwood as presented. Director Wallace seconded said motion, which passed unanimously. Mr. Eissler noted that the District's office building was likely going to be listed for sale and that it could impact the District's future office plans. Mr. King then made a brief presentation on behalf of J. Beard related to reviewing the District's office options.

REGIONAL DETENTION BASIN REPORT AND ENGINEER'S REPORT

Mr. McDaniel presented the Engineer's Report, a copy of which is attached as **Exhibit D**. He provided an update regarding the Tamina Road enhancement project, including updates regarding the ongoing evaluation of Tamina Road for ride quality. He also presented pay estimate no. 21 in the amount of \$165,911.64 for Aranda Brothers, Inc. Director Grayson motioned, seconded by Director Squyres, to approve pay estimate no. 21 as presented. The motion passed unanimously. Mr. McDaniel then provided an update related to the Old Conroe Road project. After discussion and review of various proposals, Director Grayson motioned to approve a not to exceed budget of \$250,000 for engineering and related work for the Old Conroe Road project for LJA. Director Barnwell 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 reviewed the businesses within the District related to sales tax. Mr. Michael made note of the revenue trends of the District. The Board noted that they appreciated the new report format.

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

ATTORNEY'S REPORT

Mr. Scruggs noted that the requests for qualifications related to the Fish Creek Park at Woodforest was being finalized. The Board concurred in requesting that the RFQ be posted to the District's website with responses due prior to the next regular Board meeting.

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 May 8, 2026.

ADJOURNMENT

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

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

Approved this 8th day of May, 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