

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of the Board of Directors

March 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 Robertson, 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 and Jennifer Clifton of Alpha & Omega, Inc. (“A&O”); Jason Smith of Montgomery County Judge’s Office (“MCJ”); Glenn Buckley of Lake Creek Greenway Partnership (“LCGP”); Hunter Farrell of McCall Gibson Swedlund Barfoot Ellis, PLLC (“MGSBE”); 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 February 13, 2026 Board meeting minutes and (2) review of grant report. The motion passed unanimously.

SHERIFF’S REPORT

Deputy Mays presented the Sheriff’s Report, attached as **Exhibit A**, and reviewed incidents within the District. He provided an update on accidents, calls for service, and statistics, noting an increase in fraud-related calls. He also gave an update on traffic enforcement efforts along Tamina Road. After the Sheriff’s Report, Deputy Mays 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. Smith. Ms. Smith then introduced Jennifer Clifton, who will be the District's new liaison with A&O. 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. Eissler provided a brief update from the Montgomery County Precinct No. 2 Commissioner's Office, noting that incumbent Commissioner Riley was successful in his primary election.

FINANCIAL/BOOKKEEPING MATTERS AND REPORT

Director Everson noted that there was no bookkeeper representative present at today's meeting, but that the checks were ready for circulation. The Board reviewed the Bookkeeper's Report, attached as **Exhibit B**. Director Grayson moved, and Director Wallace seconded, to approve the Bookkeeper's Report as reviewed and authorize payment of the checks presented therein. The motion passed unanimously.

REVIEW AND CONSIDER AMENDMENT OF BOOKKEEPING CONTRACT

The Board reviewed the proposed amendment to the Bookkeeping contract. After discussion, Director Grayson moved to approve the contract amendment as presented. Director Wallace seconded the motion, which passed unanimously.

REVIEW AND APPROVE FYE2025 AUDIT REPORT

Mr. Farrell presented the annual audit report for fiscal year end 2025. He reviewed the data contained therein and addressed questions from the Board. After discussion, Director Wallace moved to approve the audit report and authorize its filing, subject to any final revisions from the District's consultants. Director Grayson seconded said motion, which passed unanimously.

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 noted that the District's office building was possibly going to be listed for sale. The Board concurred in looking into the possible purchase and/or implications of the sale of the office building. Mr. Eissler also noted that the final design for the FM1488 median

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of the Board of Directors

project had been submitted to TxDOT. The Board, Mr. Eissler, and Ms. Hamann then reviewed the project committee spreadsheet and planned upcoming projects.

REGIONAL DETENTION BASIN REPORT

Mr. Keck presented an update on the condition of the Regional Detention Basin. He provided an estimate of the costs required to address the Basin's current condition and noted that a portion of the remediation cost was attributable to damages resulting from The Crossing Church's construction activities. Mr. Keck then presented a proposal from LJA for a pond redesign. Director Grayson moved to approve the LJA pond redesign proposal in the amount presented. Director Weems seconded said motion, which passed unanimously.

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 ongoing evaluation of Tamina Road for ride quality, noting that the data was still being analyzed. Mr. Keck then updated the Board on the status of the Woodtrace Boulevard extension. He further reported on the current status of the Old Conroe Road project, including the standing of agreements with the County and HGAC. Mr. Smith noted that the County's documents are in order and that the project is awaiting the City of Conroe to complete its portion of the process. Mr. Keck also reported on his meeting regarding the Fish Creek Park at Woodforest. Mr. Scruggs noted that the applicable project rules require a request for qualification ("RFQ") process before proceeding. Director Wallace moved to approve the issuance of RFQs as discussed. Director Weems seconded said motion, which passed unanimously. The Board additionally discussed preliminary engineering approvals for future projects and directed LJA to return with additional proposals at a future meeting.

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.

REGENCY CENTER REIMBURSEMENT

Mr. Scruggs noted that the annual reimbursement required to the Regency Center was due. Director Wallace moved, and Director Grayson seconded, to approve the reimbursement as required. The motion passed unanimously.

ATTORNEY'S REPORT

Mr. Scruggs requested approval to designate the MZS new office location as an additional designated administrative office of the District, in addition to the current offices. Director Wallace moved, and Director Grayson seconded, to authorize the designation as discussed and adopt a

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of the Board of Directors

resolution evidencing the same. The motion 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 April 10, 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 10th day of April, 2026.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT

[SEAL]




Secretary, Board of Directors

LIST OF EXHIBITS

- Exhibit A – Sheriff's Report
- Exhibit B – Bookkeeper's Report
- Exhibit C – Executive Director's Report
- Exhibit D – Engineer's Report
- Exhibit E – Sales Tax Report