

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

September 13, 2024

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 Commissioner’s 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 Keck and Rick Kronenberger of LJA Engineering (“LJA”); Rob Eissler and Kelly Hamann of Special District Management (“SDM”); Frank Mitchell and Daniel Scruggs of Mitchell, Zientek & Scruggs, LLP (“MZS”); Derek Michael of Sales Revenue Inc. (“SRI”); Sergeant Swank and Trenia Collins of Montgomery County Sheriff’s Office (“MCSO”); Glenn Buckley of Lake Creek Greenway Partnership (“LCGP”); Eric Terrell of Alpha & Omega, Inc. (“A&O”); and Sandy MacDonald.

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 motioned, seconded by Director Squyres, to approve the Consent Agenda containing the following items: (1) approval of the August 9, 2024 Board meeting minutes and (2) Financial/Bookkeeping report, attached as Exhibit A, payment of bills, review of investments, reimbursements, and review and consider possible amendments to 2024 proposed budget. 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 regarding an increase in calls and accidents. The Board and Sergeant Swank discussed at length the additional wrecks that were occurring in the area and the statistics related to the same. The Board took no action at this time and thanked Sergeant Swank as he exited the meeting.

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MOUNTED PATROL REPORT

Mr. Terrell provided a brief report. Ms. Hamann noted a concern related to donation boxes and an abandoned vehicle near the Regency Center development. The Board thanked Mr. Terrell for his attendance.

FIRE CHIEF REPORT

There was no Fire Chief Report presented at this meeting.

COMMISSIONER'S REPORT

Mr. Eissler provided a brief update regarding the ongoing projects of the Montgomery County Precinct No. 2 Commissioner's Office ("MCP2"). He noted that MCP2 was working through the final portions of funding for the completion of Woodtrace Boulevard and it was noted that such efforts were of paramount importance with MCP2.

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 provided an update on the District's revenue projections, noting that revenues continued increasing, and upcoming events relevant to the District. Mr. Eissler then discussed the status of the Regional Detention Basin issues and Mr. Keck provided further input regarding the matter. Mr. Eissler also provided an update regarding the FM1488 median project. The Board then discussed and reviewed the previously presented landscaping proposal. After brief discussion, Director Wallace moved to approve the landscaping proposal as presented at the prior meeting. Director Weems seconded said motion, which carried unanimously.

REGIONAL DETENTION BASIN REPORT

Mr. Keck provided an additional update regarding the construction occurring on the property adjacent to the Regional Detention Basin. He noted that construction issues were still causing damage to the pond. Mr. Kronenberger noted that he would be speaking with the construction crew after the meeting. Mr. Keck also noted that he had been in discussions with the Montgomery County engineering office regarding the issues. Lastly, Mr. Keck discussed the status of the easements and property ownership related to the Regional Detention Basin, noting he would be following up with MZS regarding some of the issues and challenges that LJA had identified.

ENGINEER'S REPORT

Mr. Keck presented the Engineer's Report, a copy of which is attached as Exhibit D. Mr. Keck provided an update on the Tamina Road enhancement project. He then presented pay estimate no. 4 in the amount of \$436,508.18 to Aranda Brothers Construction Co., Inc. Director Grayson

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moved to approve pay estimate no. 4 as presented. Director Squyres seconded said motion, which carried unanimously.

There was then extensive discussion regarding utility related issues on the Tamina Road enhancement project, particularly with water line location issues stemming from Aqua Texas. The Board requested that MZS and LJA coordinate the drafting and negotiation of an agreement between the District and Aqua Texas to address the increased costs the District would be paying to account for the issues stemming from Aqua Texas being unable to locate their own water lines near the project site.

SALES TAX REPORT

Mr. Michael presented the Sales Tax Report, a copy of which is attached as Exhibit E. He reviewed the businesses of the District related to sales tax and made note of the revenue trends of the District. Mr. Michael further noted that he was working with the Texas Comptroller regarding an Ace Hardware that was still failing to properly remit sales tax. The Board took no action at this time.

ATTORNEY'S REPORT

Mr. Scruggs noted that there were no additional items to discuss on the Attorney's Report.

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 October 11, 2024.

EXECUTIVE SESSION

The Board did not enter executive session at this time.

RECONVENE IN OPEN SESSION AND AUTHORIZE ANY ACTION RESULTING FROM EXECUTIVE SESSION

The Board did not enter executive session.

ADJOURNMENT

Director Everson adjourned the meeting at this time.

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Approved this 11th day of October, 2024.

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