

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

November 11, 2022

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	Assistant 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, except Directors Wallace, Barnwell, and 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”); Frank Mitchell, Josh Zientek, and Daniel Scruggs of Mitchell & Zientek, LLP (“MZLLP”); Derek Michael of Sales Revenue Inc. (“SRI”); Deputy Swank of Montgomery County Sheriff’s Office (“MSCO”); Glenn Buckley of Lake Creek Greenway Partnership (“LCGP”); Christina Cole of Myrtle Cruz, Inc. (“MCI”); Miguel Marrero of Alpha and Omega Services, Inc. (“A&O”); and Adam Powell.

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. The Board removed the Mounted Patrol Report from the Consent Agenda. Director Grayson motioned, seconded by Director Squyres, to approve the Consent Agenda containing the following items: (1) approval of the October 14, 2022 regular Board meeting minutes, as presented; (2) Regional Detention Basin Maintenance Report; and (3) Grant Project/funding updates. The motion passed unanimously.

SHERIFF’S REPORT

Deputy Swank presented the Sheriff’s Report, attached as Exhibit A. He reviewed incidents and statistics for the District. There was additional discussion regarding the status of a renewed report that provided additional law enforcement statistics to the District.

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FIRE CHIEF'S REPORT

No Fire Chief's Report was presented at this time.

COMMISSIONER'S REPORT

Mr. Eissler presented the Commissioner's Report. He noted that Montgomery County Precinct No. 2 Commissioners Office was working to schedule a shareholder meeting with regards to the Fish Creek Park at Woodforest project.

REVIEW OF AND MATTERS RELATED TO THE PROPOSED SERIES 2022 SALES TAX REVENUE BONDS (the "Bonds")

Mr. Scruggs presented a status update regarding the Bonds, noting that the Bonds were being deferred at this time.

FINANCIAL/BOOKEEPING REPORT AND FISCAL YEAR END 2023 BUDGET REVIEW

Ms. Cole presented the Bookkeeping Report, attached as **Exhibit B**, and the proposed 2023 fiscal year end budget. After discussion, Director Grayson moved to approve the Bookkeeping Report and 2023 fiscal year end budget as presented. Director Squyres seconded said motion, which passed unanimously.

REVIEW OF INVESTMENT POLICY AND QUALIFIED BROKERS LIST

The Board discussed the current investment policy of the District and the need to amend the qualified brokers list. After brief discussion, Director Grayson moved to approve the annual review of the District's investment policy and to amend the qualified brokers list as discussed. Director Weems seconded said motion, which passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Eissler and Ms. Hamann presented the Executive Director's Report on behalf of SDM, a copy of which is attached as **Exhibit C**. Mr. Eissler and Ms. Hamann reviewed various project updates within the Executive Director's Report, including updates related to Texas Department of Transportation's ("TxDOT") projects in the District.

Director Squyres and Ms. Hamann presented the Project Committee update. There was additional discussion regarding project signage in the District. After discussion, Director Squyres moved, seconded by Director Grayson, to approve the project signage as discussed. The motion passed unanimously.

Mr. Eissler reviewed some of the District's 2022 highlights. After brief discussion, Mr. Eissler presented the SDM contract amendment and renewal. Director Grayson moved to approve the SDM

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contract as presented. Director Squyres seconded said motion, which passed unanimously.

Lastly, Mr. Scruggs noted that the District's contract with the GIS contractor, GIS Planning, is approaching its term. After brief discussion, Director Squyres moved to authorize MZLLP and SDM to work to negotiate a contract renewal for GIS Planning. Director Weems seconded said motion, which passed unanimously.

SALES TAX REPORT

Mr. Michael presented the Sales Tax Report, a copy of which is attached as **Exhibit D**. He reviewed the businesses of the District related to sales tax and made note of the revenue trends of the District.

ENGINEER'S REPORT

Mr. Keck presented the Engineer's Report, a copy of which is attached as **Exhibit E**. Mr. Keck provided an update on the Tamina Road projects. The Board and Mr. Keck reviewed the Tamina Road Enhancement Project items extensively, including street, landscaping, and drainage designs. Mr. Keck provided additional updates from the Project Committee meeting. Mr. Keck presented an engineering proposal for the Tamina Road Enhancement Project. After lengthy discussion, Director Weems moved to approve the engineering proposal from LJA as presented. Director Squyres seconded said motion, which passed unanimously.

Mr. Keck also provided an update on the Woodtrace Boulevard Extension project.

ATTORNEY'S REPORT

There was no Attorney's Report at this time.

MOUNTED PATROL REPORT

Mr. Marrero provided a brief mounted patrol report. The Board inquired into whether A&O was able to provide additional coverage during the holiday season. After discussion, the Board concurred in authorizing the District's executive team to coordinate additional coverage as discussed and in compliance with the District's contract with A&O.

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 December 9, 2022.

EXECUTIVE SESSION

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The Board entered executive session at 1:00 p.m. for consultant with attorney.

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

The Board reconvened from executive session at 1:17 p.m. Director Grayson moved to engage Brown Sims. Director Weems seconded said motion, which carried unanimously.

ADJOURNMENT

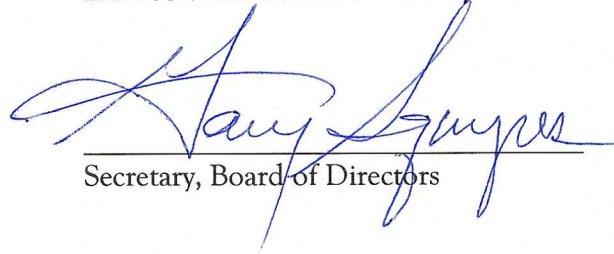
There being no further business to come before the Board, Director Everson adjourned the meeting.

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Approved this 9th day of December, 2022.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT



Kay Guyer

Secretary, Board of Directors

[SEAL]



LIST OF EXHIBITS

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