

MINUTES
WEST KEEGANS BAYOU IMPROVEMENT DISTRICT

May 8, 2019

The Board of Directors (the "Board") of West Keegans Bayou Improvement District (the "District") met in regular session, open to the public, on the 8th day of May, 2019, at the Keegans Wood Clubhouse, 9600 Keegans Wood Drive, Houston, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

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| Bobby Reed | President |
| Miriam Beck | Vice President |
| Chris IGwilo | Secretary |
| Gerald F. Kallina | Treasurer |
| Amarjit Verma | Director |

and all of the above were present, thus constituting a quorum.

Also present at the meeting were Greg Nady, Neelam Verma, and James Cherian, residents of the District; Mark Vogler of Fort Bend County ("FBC"); Emmanuel Pedroza and Eddie Piver of Family Tree Service ("FTS"); David Miller of Miller & Associates ("MES") Candy Fair of Renn Road Municipal Utility District; Richard Haddock of 7Gen Planning ("7Gen"); Michelle Guerrero of Bob Leared Interests; Pamela Redden and Mary Lutz of McLennan & Associates, LP ("McLennan"); and Holly Huston of Allen Boone Humphries Robinson LLP ("ABHR").

APPROVE MINUTES

The Board considered approving the minutes of the April 10, 2019, regular meeting, as submitted. Director Verma discussed proposed revisions to the meeting minutes. Following review and discussion, Director Reed made a motion to approve the minutes of the April 10, 2019, regular meeting, as written with the exception of including Ms. Verma's public comment about the District's Hike and Bike trail extension. Director Kallina seconded the motion. The motion passed with Directors IGwilo and Verma opposed.

COMMENTS FROM THE PUBLIC

Mr. Nady addressed the Board regarding the District's plans for the Hike and Bike trail extension. He then presented and reviewed options for the District to request financial assistance on the trail extension. A copy of which is attached.

Mr. Vogler introduced himself to the Board and requested clarification on the District's plan for maintaining the bayou and the Hike and Bike trail extension.

Director Reed reported that the District entered into a maintenance agreement with Growth Services, Inc. ("GSI"), to mow the bayou from fence line. Discussion ensued regarding the District's plans for the Hike and Bike trail extension.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Guerrero presented and reviewed the tax assessor/collector's report, a copy of which is attached, including a list of bills for payment from the District's tax account. She stated that the District's 2018 taxes were 97.3% collected as of April 30, 2019. After review and discussion, Director Reed moved to approve the tax assessor/collector's report and authorize payment of the bills presented for payment from the tax account. Director Beck seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Redden presented and reviewed the bookkeeper's report, the investment report, and presented the bills for payment from the District's account. Copies of the bookkeeper's report and investment report are attached.

Discussion ensued regarding check no. 4284 payable to Director IGwilo for attendance at the Association of Water Board Directors ("AWBD") April Parks meeting. Following discussion Director Kallina moved to request McLennan to void check no. 4284 payable to Director IGwilo for attendance at the AWBD April Parks meeting. Director Beck seconded the motion. The motion passed with Directors IGwilo and Verma opposed.

Discussion ensued regarding the monthly AWBD Parks meetings. Following discussion, Director Beck moved to (1) authorize all interested Directors attend the upcoming AWBD Parks meeting; and (2) request that all Directors who attend the June AWBD Parks meeting present a report on their attendance at the next regular Board meeting. Director Reed seconded the motion, which passed by unanimous vote.

Following review and discussion, Director Kallina moved to approve the bookkeeper's report, the investment report, and authorize payment of bills as presented. Director Reed seconded the motion which passed by unanimous vote.

BUDGET FOR FISCAL YEAR END JUNE 30, 2020

Ms. Redden presented and reviewed a proposed budget for the fiscal year ending June 30, 2020, a copy of which is attached to the bookkeeper's report. Discussion ensued regarding line items within the proposed budget. Following discussion the Board concurred to defer action on this agenda item.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE AWBD SUMMER CONFERENCE

The Board discussed the upcoming AWBD summer conference. Following discussion, the Board authorized interested Directors to attend the AWBD summer conference, and concurred to follow the District's Code of Ethics and Travel, Professional Services and Management Policies to determine reimbursement for conferences to pay for associated expenses.

REVIEW CONSULTANT CONTRACTS

There was no discussion on this agenda item.

MOWING AND MAINTENANCE OF DISTRICT FACILITIES

Director Reed updated the Board on maintenance approved at the March meeting to remove and prune trees near the fence line and removal of trash and debris along the bayou for Zones 1 through 4, stating the work has been completed by FTS. He next presented and reviewed a proposal in the amount of \$36,000.00 from FTS to remove and prune trees near the fence line and removal of trash and debris along the bayou for Zones 5 and 6. Following review and discussion, Director Reed moved to approve the proposal from FTS for Zones 5 and 6, in the amount of \$36,000.00. Director Kallina seconded the motion. The motion passed with Directors IGwilo and Verma opposed.

The Board next reviewed proposals from Environmental Allies ("EA") to remove graffiti along the Bayou in the amounts of \$9,000.00 and \$2,800.00, respectively. Director Beck noted that the proposal in the amount of \$9,000.00 is for a one time initial removal of graffiti, whereas the proposal in the amount for \$2,800.00 is on a per visit basis. Following discussion, the Board concurred to table action on the proposals from EA until additional proposals for graffiti removal can be reviewed.

Director Reed next presented and reviewed an amended Exhibit A to the District's service agreement with GSI. Following review and discussion, Director Beck moved to (1) terminate the current Exhibit A; and (2) approve the amended Exhibit A and direct that the exhibit be filed appropriately and retained in the District's official records. Director IGwilo seconded the motion, which passed by unanimous vote.

PRESENTATIONS FOR ENGINEERING SERVICES

Mr. Miller next reviewed a proposal for engineering services between the District and Miller & Associates. Following discussion, the Board concurred to defer action on the proposal from MES.

ENGINEERING MATTERS

There was no report on engineering matters.

DEVELOPMENT ISSUES

There was no report on development issues.

DEEDS AND EASEMENTS

There was no report on deeds and easements.

DISTRICT MAINTENANCE AND CAPITAL IMPROVEMENT PLAN

There was no report on this agenda item.

MS4 STORM WATER PERMIT ("MS4"); IMPLEMENTATION OF THE STORM WATER MANAGEMENT PLAN; AND RECEIVE PUBLIC COMMENTS

There was no report on this agenda item.

OTHER ENGINEERING MATTERS

There was no report on this agenda item.

LANDSCAPE ARCHITECT'S REPORT

Mr. Haddock presented and reviewed a landscape architects report, a copy of which is attached.

DESIGN OF FACILITIES, APPROVAL OF PLANS AND SPECIFICATIONS, AUTHORIZATION TO ADVERTISE FOR BIDS AND AWARD OF CONSTRUCTION CONTRACT

Mr. Haddock updated the Board on the status of the design of the District's Hike and Bike Trail, Phase 1. He next presented and requested approval of a Task Order No. 3 from 7Gen for the District's Hike and Bike Trail, Phase 1, to prepare plans and specifications for the underpasses along the trail as previously discussed, a copy of which is attached. The Board concurred to defer action on Task Order No. 3 at this time. Director Verma moved to split Phase 1 of the Hike and Bike Trail into Phase 1A and 1B, noting that Phase 1A will be East of Highway 6 without underpasses and Phase 1B will be West of Highway 6 and will include underpasses at Highway 6, Bissonnet Street, and Rocky Valley Drive. He noted that Phase 1A will go into construction as soon as possible, whereas Phase 1B will be deferred pending receipt of financial assistance from FBC and related entities. Director IGwilo seconded the motion. The motion failed with Directors Reed, Beck, and Kallina opposed.

CONSTRUCTION OF DISTRICT FACILITIES, INCLUDING APPROVE PAY ESTIMATES, CHANGE ORDERS AND FINAL ACCEPTANCE AS APPROPRIATE

There was no discussion on this agenda item.

RECREATIONAL FACILITIES AND AMENITIES

Mr. Haddock reviewed the District's Hike and Bike trail proposed comprehensive master plan (the "Master Plan"), which incorporates the suggestions from the April Board meeting, a copy of which is attached to the landscape architect report. Discussion ensued regarding changes to the Master Plan. Mr. Haddock summarized the discussion from the Board including (1) the Board does not want water fountains along the trails; (2) the Board would like to see additional seating areas along the trails; and (3) the Board would like a storage shed for the District vehicle along the trails.

PROPERTY ACQUISITION

The Board did not receive an update on the status of the property acquisition.

PHASE 4, HIKE AND BIKE TRAIL

The Board concurred to have a special meeting on May 22, 2019, at 4:45 p.m. to discuss the Hike and Bike trail master plan.

UPDATE ON DISTRICT WEBSITE

Director IGwilo updated the Board regarding the District's website.

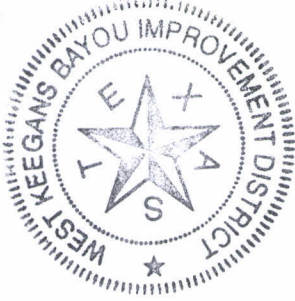
DISCUSS MEETING SCHEDULE

The Board concurred to conduct the next regular meeting June 12, 2019, at 4:45 p.m. at the Keegans Wood Clubhouse, located at 9600 Keegans Wood Drive, Houston, Texas, 77083.

There being no further matters to come before the Board, the meeting was adjourned.

[EXECUTION PAGE TO FOLLOW]

(SEAL)



Marian J. Beal

Secretary, Board of Directors

Vice President

ATTACHMENTS TO THE MINUTES

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