

MINUTES
WEST KEEGANS BAYOU IMPROVEMENT DISTRICT

January 9, 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 9th day of January, 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:

Vacant	President
Bobby Reed	Vice President
Amarjit Verma	Secretary
Gerald F. Kallina	Treasurer
Chris IGwilo	Director

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

Also present at the meeting were Sheila White, James White, Miriam Beck, and Neelum Verma, residents of the District; Russell Cook and Kathy Farris of Renn Road Municipal Utility District; Shawn Massock and Richard Haddock of 7Gen Planning ("7Gen"); Don Durgin of RPS Consulting; Robert Shindler of Kingsbridge Municipal Utility District ("Kingsbridge"); Michelle Guerrero of Bob Leared Interests ("BLI"); Diane Bailey of McLennan & Associates, LP ("McLennan"); Rod McCrary of AECOM; and Tim Austin and Holly Huston of Allen Boone Humphries Robinson LLP ("ABHR").

APPROVE MINUTES

The Board considered approving the minutes of the December 12, 2018, regular meeting, as submitted. Directors Verma discussed proposed revisions to the meeting minutes. Following review and discussion, Director Verma made a motion to approve the minutes of the December 12, 2018, regular meeting, as revised. Director Reed seconded the motion, which passed unanimously.

APPOINTMENT OF NEW DIRECTOR, INCLUDING:

APPROVE SWORN STATEMENT, OFFICIAL BOND, AND OATH OF OFFICE

There was no action taken on this agenda item.

RE-ORGANIZE THE BOARD OF DIRECTORS AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

There was no action taken on this agenda item.

OPEN MEETINGS ACT AND PUBLIC INFORMATION ACT TRAINING REQUIREMENTS

There was no action taken on this agenda item.

CONFLICT OF INTEREST DISCLOSURES

There was no action taken on this agenda item.

COMMENTS FROM THE PUBLIC

Mr. Durgin introduced himself to the Board and provided an update on upcoming economic development in Fort Bend County.

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 62.904% collected as of December 31, 2018. After review and discussion, Director Kallina moved to approve the tax assessor/collector's report and authorize payment of the bills presented for payment from the tax account. Director Verma seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Bailey 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. Following review and discussion, Director Kallina moved to approve the bookkeeper's report, the investment report, and authorize payment of bills as presented. Director IGwilo seconded the motion, which carried unanimously.

Mr. Austin stated that in accordance with the District's Investment Policy, Jorge Diaz, as the District's Investment Officer and Bookkeeper, is required to execute disclosure statements that disclose any relationships with banks and brokers who seek to sell investments to the District. He added that the disclosure statements will be filed with the Texas Ethics Commission. After review and discussion, Director Kallina moved to accept the disclosure statements and direct that the statements be filed with the Texas Ethics Commission and filed appropriately and retained in the District's official records. Director Reed seconded the motion, which passed unanimously.

REVIEW CONSULTANT CONTRACTS

The Board took no action on this agenda item.

MOWING AND MAINTENANCE OF DISTRICT FACILITIES

Director Reed reported that the homeless encampment previously located on District property is gone but the encampment left behind trash that needs to be cleaned up. He next presented and reviewed two proposals from Growth Services, Inc. ("GSI") for maintenance along the bayou in the amounts of \$1,600.00 and \$560.00. Following discussion, Director Reed moved to approve the two proposals from GSI in the amounts for \$1,600.00 and \$560.00, respectively. Director Kallina seconded the motion which passed by unanimous vote.

Mr. Reed updated the Board regarding graffiti along the Bayou and discussed options with the Board to prevent future damage to areas along the Bayou.

Mr. Shindler commented on mowing within the District, and stated that it appears GSI has not maintained that bottom of the Bayou. Discussion ensued regarding the District's contract with GSI.

Mr. Reed reported that the resident who offered to store the District's golf cart at no cost to the District, has now requested compensation for his services. Following discussion, the Board requested ABHR to prepare a letter agreement reflecting that the District pay \$49 a month for the storing of the District's golf cart, for Board approval at the next meeting.

ADOPT RESOLUTION ESTABLISHING ADDITIONAL POSTING PLACE FOR NOTICE OF BOARD OF DIRECTOR MEETINGS

There was no action on this agenda item.

ENGINEERING MATTERS

Mr. McCary presented and reviewed an engineering report, a copy of which is attached.

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

Mr. McCary updated the Board on the District's maintenance and capital improvement plan, stating the plan is being developed in accordance with the District's 2019 budget.

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

Mr. McCrary reported that AECOM has submitted the permit application and the Texas Commission on Environmental Quality will issue a new five year MS4 permit in January, 2019. Following discussion, the Board concurred to request ABHR to look into the MS4 requirements and whether the District is legally required to maintain a permit.

OTHER ENGINEERING MATTERS

There was no discussion on this agenda item.

RECREATIONAL FACILITIES AND AMENITIES

There was no discussion on this agenda item.

PROPERTY ACQUISITION

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

PHASE 4, HIKE AND BIKE TRAIL

Discussion ensued regarding the District’s Phase 4, Hike and Bike Trail.

RECEIVE PRESENTATION FROM 7GEN AND AUTHORIZE APPROPRIATE ACTION

Mr. Haddock distributed and reviewed a proposal for improvements to the District’s Hike and Bike Trails, a copy of which is attached. Discussion ensued regarding the scope of potential District projects. The Board next reviewed a proposed Professional Landscape Architectural Services Agreement between the District and 7Gen (dba of Costello, Inc.) for 7Gen to serve as landscape architect for the District. After review and discussion, Director Verma moved to approve the Professional Landscape Architectural Services Agreement with 7Gen, subject to final review and approval by ABHR. Director Reed seconded the motion, which passed by majority vote, with Director Kallina opposed.

UPDATE ON DISTRICT WEBSITE

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

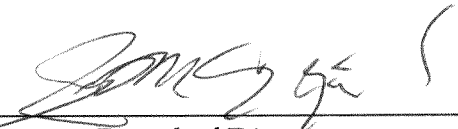
DISCUSS MEETING SCHEDULE

The Board concurred to conduct the next regular meeting February 13, 2019, at 4:45 p.m. at the Keegans Wood Clubhouse, located at 9600 Keegans Wood Drive, Houston, Texas, 77083.

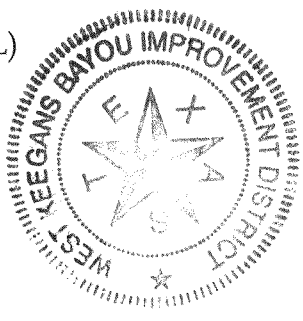
Director IGwilo requested that the District's consultants send their reports out to the Board at least one day in advance of the meeting.

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

[EXECUTION PAGE TO FOLLOW]


Secretary, Board of Directors

(SEAL)



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