

MINUTES
WEST KEEGANS BAYOU IMPROVEMENT DISTRICT

February 9, 2022

The Board of Directors of West Keegans Bayou Improvement District, Fort Bend and Harris Counties, Texas will hold a regular meeting on Wednesday, February 9, 2022, at the Keegans Wood Clubhouse, located at 9600 Keegans Wood Drive, Houston, Texas 77083, to discuss and, if appropriate, act upon the following items:

Mike Emerson	President
Miriam Beck	Vice President
Gerald Kallina	Secretary
Carole Bagley	Asst. Vice Pres./ Asst. Secretary
Wayne Thompson	Asst. Vice President

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

Also attending the meeting were resident of the District; Candy Fair of Renn Road Municipal Utility District; Kody Dewitt, and David Miller of Miller & Associates Engineering ("M&A"); Monty Campbell of Prepared Publications, Inc.; Michelle Guerrero of Bob Leared Interests ("BLI"); Carolyn Walker of McLennan & Associates, LP ("McLennan"); Tim Austin and Holly Huston of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Director Emerson offered any members of the public attending the meeting in the opportunity to make public comment. There being further members of the public requesting to make public comment, Director Emerson moved to the next agenda item.

CONSENT AGENDA

Director Emerson offered Board members and consultants the opportunity to remove items from the consent agenda for individual discussion. Following discussion, Director Thompson then moved to approve all items on the consent. Director Beck seconded the motion, which passed by unanimous vote. Copies of all documents approved as part of the consent agenda are attached.

DISCUSS AWBD WINTER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT SUMMER CONFERENCE

The Board discussed conferences attended at the AWBD winter conference. Following discussion, Director Beck moved to approve reimbursement of eligible

expenses for the AWBD winter conference and authorize all interested directors to attend the AWBD summer conference. Director Thompson seconded the motion, which carried by unanimous vote.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Austin reviewed a Resolution Concerning Exemptions from Taxation (the "Resolution"). He discussed the optional exemptions, including a general residential homestead exemption, and a homestead exemption for disabled persons or persons over 65 years of age. Following review and discussion, Director Kallina moved to adopt the Resolution Concerning Exemptions from Taxation that provides that the District will grant a \$10,000 exemption of the appraised value of residence homesteads of persons over 65 years of age or disabled, a 20% general homestead exemption and direct that the Resolution be filed appropriately and retained in the District's official records. Director Beck seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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

DEVELOPMENT ISSUES

Mr. Miller updated the Board regarding development issues within the District.

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

Mr. Miller updated the Board regarding the status of the District's MS4 permit.

Director Bagley joined the meeting

REMOVE SILT AND SHAPE CENTER CHANNEL OF BAYOU

Mr. Miller updated the Board on the status of the sediment removal and slope restoration, phase 1 and 2. He requested Board approval of Pay Application No. 5 in the amount of \$4,917.60 payable to Environmental Allies, Inc. ("EA").

BAYOU REHABILITATION

Mr. Miller stated 3 bids were received for the Backslope Drain and Trails Panels replacement. He then recommended the Board award the project to the lowest bidder Division III + Constructors, Inc. ("Division III") in the amount of \$394,535. The Board concurred that, in its judgment, Division III was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Miller updated the Board regarding a claim from a resident located at 14606 Wynbourn Way that erosion from District's drainage facilities have damaged their backyard. He reported that upon inspection of the property M&A's conclusion is that backyard improvements implemented by the resident have affected the drainage of their lot and the District is not at fault.

SECURITY CAMERAS

Mr. Miller provided an overview of the recent special meeting regarding security cameras, noting that SentiForce will tailor their proposal to accommodate phased installation and represent to the Board at a future meeting. Mr. Austin requested that a contract be provided to ABHR for review prior to Board approval.

OUTFALL REPAIRS

Mr. Miller updated the Board regarding backslope drain and outfall repairs within the District.

Following review and discussion, Director Beck moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 5 in the amount of 4,917.60 payable to EA for the sediment removal and slope restoration, phase 1 and 2; and (3) award the award the construct for the construction of Backslope Drain and Trails Panels replacement to Division III, in the total amount of \$394,535, based upon the engineer's recommendation and subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Kallina seconded the motion, which passed by a unanimous vote.

LANDSCAPE ARCHITECT'S REPORT

The Board reviewed a landscape architect's 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, APPROVE PAY ESTIMATES AND CHANGE ORDERS, AND AUTHORIZE FINAL ACCEPTANCE AS APPROPRIATE

Discussion ensued regarding the status of construction of West Keegans Hike and Bike Trail, Phase 1.

RECREATIONAL FACILITIES AND AMENITIES

There was no discussion on this agenda item.

Following review and discussion, Director Emerson moved to approve the report. Director Bagley seconded the motion, which passed by a unanimous vote.

DIRECTOR MATTERS

There was no discussion on this agenda item.

2022 DIRECTORS ELECTION

Mr. Austin discussed procedures related to the 2022 Directors Election. He reviewed an Order Calling Directors Election.

Mr. Austin discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar's of Fort Bend and Harris County

Following review and discussion, Director Beck moved to adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; and (2) to authorize the Secretary's agent to post or publish and provide to the County Clerk's and Voter Registrar's Notice of Election, if required, and to direct that the Notice be filed appropriately and retained in the District's official records. Director Thompson seconded the motion, which passed unanimously.

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



Secretary, Board of Directors



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