

MINUTES
WEST KEEGANS BAYOU IMPROVEMENT DISTRICT

March 9, 2022

The Board of Directors of West Keegans Bayou Improvement District, Fort Bend and Harris Counties, met in regular session, open to the public, on the 9th day of March 2022, 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:

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; Russel Cook, and Kathy Farris of Renn Road Municipal Utility District; Richard Haddock of 7Gen Planning ("7Gen"); 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. Director Thompson requested the Board remove the Minutes and Bookkeeping Matters from the consent agenda. Following discussion, Director Beck then moved to approve all items on the consent agenda except for the items requested to be removed. Director Thompson seconded the motion, which passed by unanimous vote. Copies of all documents approved as part of the consent agenda are attached.

APPROVE MINUTES

The Board considered approving the minutes of the February 2, 2022, special meeting and February 9, 2022, regular meeting. Director Thompson discussed proposed changes to the minutes. Following review and discussion, Director Thompson moved to approve the minutes of the previous special meeting as amended and regular meeting as presented. Director Beck seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Director Thompson requested clarification on Director Emerson's reimbursement and per diems for attendance at the Association of Water Board Directors Winter Conference. Following review and discussion, Director Thompson moved to approve the bookkeeper's report, the investment report, authorize payment of bills as presented. Director Beck seconded the motion, which passed by unanimous vote.

Director Bagley joined the meeting

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")

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

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.

BAYOU REHABILITATION

Mr. Miller updated the Board regarding the status of Backslope Drain and Trails Panels replacement.

SECURITY CAMERAS

Mr. Miller updated the Board regarding the status of video surveillance system from SentiForce. He requested Board authorization to coordinate a final work scope and pricing with SentiForce for installation of 16 pairs of cameras along

the bayou. Discussion ensued regarding option on how to provide electricity to the security cameras. Following review and discussion, Director Emerson moved to authorize M&A (1) to coordinate a final work scope and pricing with SentiForce for installation of 16 pairs of cameras along the Bayou; and (2) prepare plans and specifications for electricity connection to the security cameras. Director Beck seconded the motion, which passed by a unanimous vote.

EMERGENCY PREPAREDNESS PLAN

There was no discussion on this agenda item.

OUTFALL REPAIRS

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

LANDSCAPE ARCHITECT'S REPORT

Mr. Haddock presented and 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 ("Phase 1"). Mr. Haddock addressed the Board regarding the item remaining needed for final completion of the contract. He noted the contractor D.L. Meacham ("DLM") was informed of the Board's requirement that the project be completed prior to this Board meeting and that items remain to be completed. Following discussion, Director Emerson moved to (1) terminate the contract for Phase 1 with DLM; (2) terminate the contract with 7gen; (3) authorize ABHR to notify DLM that the contract is terminated due to failure to complete the contract according to specifications; and (4) direct 7Gen to turn over all the District's records to M&A. Director Kallina seconded the motion. The motion passed by a 4-1 vote with Director Thompson against. Director Thompson addressed the Board regarding his reasoning, specifically noting the added construction time by cancelling a contract at this time.

RECREATIONAL FACILITIES AND AMENITIES

There was no discussion on this agenda item.

DIRECTOR MATTERS

Discussion ensued regarding Director matters including, debris removal in Ditch "A", mowing matters within the District, District website matters, and graffiti removal requests. No action was taken at this time.

2022 DIRECTORS ELECTION


Mr. Seale updated the Board on Directors Election matters and discussed that a Notice and Writ of Election is required to be provided to the election officials for the 2022 Directors Election

Mr. Austin discussed procedures related to the 2022 Directors Election. He presented and reviewed a Resolution Adopting Voting System (the "Resolution").

Mr. Austin then discussed that early voting rosters must be posted during the early voting period for the 2022 Directors Election.

Following review and discussion, Director Beck moved to (1) authorize submission of the Notice and Writ of Election as required; (2) adopt the Resolution Adopting Voting System and direct that the Resolution be filed appropriately and retained in the District's official records; and (3) to authorize posting of the early voting rosters during the early voting period for the 2022 Directors Election, as required, and to direct that the rosters be filed appropriately and retained in the District's official records. Director Emerson 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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