

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS**

August 20, 2024

THE STATE OF TEXAS	§
	§
COUNTIES OF FORT BEND AND WALLER	§
	§
WILLOW POINT MUNICIPAL UTILITY	§
DISTRICT OF FORT BEND AND	§
WALLER COUNTIES	§

The Board of Directors (the “Board”) of Willow Point Municipal Utility District of Fort Bend and Waller Counties (the “District”), met in special session, open to the public, on Tuesday, August 20, 2024, at 12:00 p.m., at 1980 Post Oak Boulevard, Suite 1380, Houston, Texas, a designated meeting place outside the boundaries of the District. The roll was called of the members of the Board, to-wit:

Ryan B. Niles	-	President
Will Gutowsky	-	Vice President
David L. Salley	-	Secretary
Simon VanDyk	-	Assistant Secretary
Paul Breaux	-	Assistant Secretary

All members of the Board were present except Director Niles, thus constituting a quorum.

Also participating in the meeting were Josh Wailes of Mike Stone Associates (“MSA”); Brett Burgin and John Boyd of Terry’s Landscape, LLC (“Terry’s”); Brad Palermo of Westco Grounds Maintenance, LLC (“Westco”); and Ryan E. LaRue and Alyssa Stanford (Legal Assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), attorneys for the District.

The meeting was called to order at 12:06 p.m. Copies of the notices of the meeting are attached hereto.

HEAR FROM PUBLIC

The Board noted that there were no members of the public who wished to address the Board.

DISCUSS LANDSCAPE MAINTENANCE OF RESERVES

The Board recognized Mr. LaRue, who stated that the District received three (3) proposals for landscape maintenance of reserves. He reviewed with the Board the bid tabulation, a copy of which is attached hereto. He noted that the Board is not required to select the lowest proposal, as the agreement between the District and the landscape maintenance company is a consultant maintenance contract and not a construction contract.

The Board noted that there was not a representative from Stormwater Solutions (“SWS”) present to present the SWS proposal. Mr. LaRue stated that the total base cost submitted by SWS is \$300,469.40, and the total extra pay items cost is \$6,787.50.

The Board recognized Mr. Burgin, who introduced himself and Mr. Boyd to the Board. He then presented to the Board a proposal from Terry’s for the maintenance of landscape reserves. A copy of such proposal is attached hereto. Mr. Burgin noted that the total base cost for landscape maintenance is \$226,038.70, and the total extra pay items cost is \$1,223.14.

The Board then recognized Mr. Palermo, who presented to the Board a proposal from Westco for the maintenance of landscape reserves. A copy of such proposal is attached hereto. Mr. Palermo noted that the total base cost for landscape maintenance is \$199,816.00, and the total extra pay items cost is \$6,962.69.

At this time, Mr. Burgin, Mr. Boyd, and Mr. Palermo left the meeting.

Upon motion by Director Gutowsky, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the proposal for landscape maintenance from Terry’s in the amount of \$226,038.70, and total extra pay items in the amount of \$1,223.14. By the same motion, the Board voted unanimously to appoint Director VanDyk and Director Breaux to a subcommittee to meet with the Anserra HOA and Trails of Katy HOA regarding the transition to Terry’s performing landscape maintenance, and to act as primary points of contact with Terry’s.

CONSIDER PROPOSAL FROM MIKE STONE ASSOCIATES

The Board recognized Mr. Wailes, who reviewed with the Board a proposal from MSA, a copy of which is attached hereto.

At this time, Mr. Wailes left the meeting.

Upon motion by Director VanDyk, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the proposal from MSA and noted that such proposal will primarily include management of park maintenance and landscaping.

DISCUSS STORM DAMAGE TO TENNIS COURTS

Mr. LaRue presented to the Board pictures of damage that occurred to the tennis courts during Hurricane Beryl, and stated that the Trails of Katy HOA requested that the Board cover the cost to repair such damage.

The Board noted that no action was needed.

THERE being no further business to come before the Board, the meeting was adjourned.

[SIGNATURE PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 5th day of September, 2024.


Secretary, Board of Directors

(SEAL)

