

MINUTES
WEST FORT BEND MANAGEMENT DISTRICT

March 20, 2018

The Board of Directors (the "Board") of West Fort Bend Management District (the "District") met in regular session, open to the public, on the 20th day of March, 2018, at the William B. Travis Building, 301 Jackson, first floor conference room, Richmond, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Todd Johnson	President
Joey Dupuis	Vice President
Lane Ward	Secretary
Anthony Sulak	Assistant Secretary
Robert Vogelsang	Assistant Vice President

and all of the above were present except Directors Sulak and Vogelsang, thus constituting a quorum.

Also present at the meeting were Jessica Duet and Jose Abraham of the City of Richmond ("Richmond"); Megan Crutcher of Odyssey Engineering Group, LLC; Lisa Rickert of FSG Information Systems LP ("FSG"); Diane Michaux of Municipal Accounts & Consulting, L.P.; Wayside Horns committee member Dave Vrshek; Dean King of River Pointe Church; Paul Cranley and Bob Strauss, residents of Del Webb Sweetgrass; Whitney Higgins and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR"); and Ellen Hughes, Executive Director of the District.

Director Johnson called the meeting to order at 3:10 p.m. and noted a quorum was present.

MINUTES

The Board considered approving the minutes from the February 20, 2018, regular meeting. After review and discussion, Director Dupuis moved to approve the minutes of the February 20, 2018, regular meeting as submitted. Director Ward seconded the motion, which passed by unanimous vote. A copy of the approved minutes is filed appropriately in the District's records.

COMMENTS FROM THE PUBLIC

Mr. Vrshek introduced Mr. Cranley and Mr. Strauss to the Board and stated Mr. Cranley and Mr. Strauss' residences are exposed to excessive light coming from the

HEB development. Ms. Hughes stated the Board will review the HEB lighting issue under agenda item no. 5.

FINANCIAL REPORT

Ms. Rickert reviewed a financial report, including the budget comparison and the bills presented for payment, a copy of which is attached. Ms. Hughes reported that the District has not yet received the additional funds from Meritage Homes ("Meritage") to cover annexation costs. Following review and discussion, Director Ward moved to approve the financial report. Director Dupuis seconded the motion and it carried unanimously. The Board requested Ms. Hughes contact Meritage to discuss the outstanding invoice.

ACCEPT DISCLOSURE STATEMENT FOR INVESTMENT OFFICER AND BOOKKEEPER

Ms. Higgins stated that Ms. Rickert as the District's Investment Officer and Ms. Depinet as the District's bookkeeper are required to execute a disclosure statement that discloses their relationships with banks and brokers with whom the District invests. Ms. Higgins added that the disclosure statement will be filed with the Texas Ethics Commission. Following review and discussion, Director Ward made a motion to accept the disclosure statements for the Investment Officer and the bookkeeper and direct that the disclosure statements be filed appropriately and retained in the District's official records. Director Dupuis seconded the motion and it carried unanimously.

ACTIVITY WITHIN THE DISTRICT, INCLUDING PERMITS UNDER REVIEW, ISSUED AND CLOSED SINCE THE LAST MEETING, INCLUDING A REVIEW OF LIGHTING CURRENTLY IN PLACE AT THE RICHMOND HEB

The Board reviewed the lighting currently in place at the HEB development in Richmond. Ms. Hughes reported HEB installed shields to direct light away from the residents' homes located on Persimmon Grove Drive in Del Webb Sweetgrass, and she presented photographs from the residents' back yards before and after the shields were installed. Discussion ensued regarding the extent of the improvement of the light pollution issue resulting from the installation of the shields and the extent of remaining spillover of light. Ms. Duet stated plans submitted by HEB in March 2017, were in compliance with the District's Lighting Standards and that elements of the plans submitted match the lighting installed at the HEB site. She noted Richmond code enforcement staff will obtain light meter readings to ensure HEB is in compliance with Section 8.3 of the District's Lighting Standards. The Board requested Ms. Duet present the findings of the light meter readings to the Board next month. Mr. Cranley and Mr. Strauss stated they have requested that HEB install additional light shields to lights located along the back of the HEB property and parking lot. The Board requested Ms.

Hughes send a letter on behalf of the District requesting HEB install additional light shields.

REVIEW OF THE DISTRICT'S RECODIFIED ARCHITECTURAL AND LANDSCAPING STANDARDS AND GUIDELINES

Ms. Hughes reported on a meeting she attended with the Richmond Planning Department to discuss the District's Signage Standards. Discussion ensued regarding Section 7.2.6 of the Standards, which states the District adopted Richmond and the City of Rosenberg's sign ordinances and/or Standards as it relates to sign dimensions. Mr. Abraham stated he believes a contradiction exists within the District's Signage Standards. Following discussion, the Board concurred to discuss amending the District's Signage Standards.

REPORT ON DEVELOPMENT IN OR NEAR THE DISTRICT

There was no discussion on this item.

EXECUTIVE DIRECTOR REPORT

The Board concurred to hold its next regular meeting on Tuesday, April 17, 2018, at 3:00 p.m. at a location to be determined.

Ms. Hughes reported she will present the 2017 Annual Report on District Activity to the Richmond Economic Development Corporation at its May 2018, meeting.

Ms. Hughes stated she has been unsuccessful in her attempts at contacting Greenscape Associates ("Greenscape") to discuss either terminating or amending the mowing agreement between the District and Greenscape due to construction at the Highway 90A underpass in Richmond. She noted Greenscape did not submit an invoice to the District this month.

Ms. Hughes reviewed the mowing schedule through August 30, 2018, for the FM 359 corridor.

Ms. Hughes reported on an upcoming meeting of the 2018 Pecan Festival committee on March 19, 2018. She noted the goal is for a non-profit organization to be formed and eventually manage the annual Pecan Festivals.

FM 762 IMPROVEMENT AND ASSESSMENT PLAN AND HIGHWAY 90A IMPROVEMENT AND ASSESSMENT PLAN

Ms. Hughes reviewed detailed steps in the assessment process for improvements at the I-69 & FM 762 intersection and along the Highway 90A corridor, and she

requested that the Board and consultants submit their comments regarding the steps to her.

ADVISORY BOARD AND COMMITTEE APPOINTMENTS

There was no discussion on this agenda item.

REPORT FROM DIRECTORS AND DISTRICT CONSULTANTS REGARDING
EVENTS AND ACTIVITIES ATTENDED DURING THE MONTH AND REQUESTS
FOR ACTION

Ms. Crutcher stated she anticipates Meritage will meet with Richmond within the next two weeks to discuss options for the proposed 100-acre development on Highway 90A.

There being no further business, the Board concurred to adjourn the meeting.

(SEAL)



Jane Ward

Secretary

West Fort Bend Management District

LIST OF ATTACHMENTS

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