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May 15, 2025

The Honorable KP George  
County Judge  
Fort Bend County Commissioners Court  
301 Jackson Street  
Richmond, Texas 77469

Re: Appointment of the Board of Directors of Aliana Management District (the  
"District")

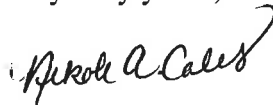
Dear Honorable KP George:

The Board of Directors of the District is requesting the appointment of Jamie Kastens, pursuant to the requirements of Section 3865.051(c), Texas Special District Local Laws Code. The Board of Directors is requesting consideration of this request.

Enclosed is a Resolution Requesting Appointment of Director for Aliana Management District, an information sheet relating to the Director seeking appointment and Section 3865.051, Special District Local Laws Code, evidencing that the District is to be governed by a board of five directors.

Please contact the undersigned if there are any questions or if further information is needed.

Very truly yours,



Nikole A. Cales

NC

Enclosure

cc: Andy Myers, County Commissioner, Precinct 3

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CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

ALIANA MANAGEMENT DISTRICT §

We, the undersigned President and Secretary of the Board of Directors (the "Board") of Aliana Management District of Fort Bend County, Texas (the "District"), hereby certify as follows:

1. The Board convened in regular session, open to the public, on the 28th day of April 2025, at the regular meeting place thereof, and the roll was called of the members of the Board, to-wit:

James Vaughn	-	President
Keith Swallers	-	Vice President
Joshua M. Friedlander	-	Secretary
Karina P. Magalong	-	Assistant Secretary
Vacant	-	Assistant Secretary

All members of the Board were present except Swallers, thus constituting a quorum. Whereupon, among other business, the following was transacted at such meeting:

RESOLUTION REQUESTING APPOINTMENT OF DIRECTOR FOR  
ALIANA MANAGEMENT DISTRICT

was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Resolution be adopted; and, after due discussion, such motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: 4

NOES: 0

2. A true, full, and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Resolution has been duly recorded in said Board's minutes of such meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such meeting pertaining to the adoption of such Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance of the time, place, and purpose of such meeting and that such Resolution would be introduced and considered for adoption at such meeting and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; such meeting was open to the public, as required by law, and public notice of the time, place and purpose of such meeting was given as required by V.T.C.A., Government Code, Chapter 551, as amended.

SIGNED AND SEALED the 28th day of April, 2025.

  
\_\_\_\_\_  
President, Board of Directors

ATTEST:

  
\_\_\_\_\_  
Secretary, Board of Directors



(SEAL)

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RESOLUTION REQUESTING APPOINTMENT OF DIRECTOR FOR  
ALIANA MANAGEMENT DISTRICT

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

ALIANA MANAGEMENT DISTRICT §

WHEREAS, Aliana Management District (the "District") was heretofore duly created pursuant to an Act of the 81<sup>st</sup> Texas Legislature, Acts 2009, 81<sup>st</sup> Regular Session, Chapter 142, codified in Chapter 3865, Texas Special District Local Laws Code (the "Act"), under the terms and provisions of Article III, Sections 52 and 52a and Article XVI, Section 59 of the Constitution of Texas, together with all amendments and additions thereto; and

WHEREAS, Section 375.064 of the Texas Local Government Code, and Section 3865.051 of the Act provides that each succeeding Board of Directors of the District (the "Board") shall recommend persons to serve on the Board to the Fort Bend County Commissioners Court; and

WHEREAS, the Board requests the Fort Bend County Commissioners Court consider the appointment of Jamie Kastens to the position of Director of the District; and

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ALIANA MANAGEMENT DISTRICT THAT:

Section 1: That the Board of Directors of the District hereby requests that the Fort Bend County Commissioners Court enter an Order Appointing Jamie Kastens to serve as Director for Aliana Management District for a four-year term expiring in July 2027.

Section 2: That a certified copy of this Resolution be filed with the Commissioners Court of Fort Bend County, Texas.

Section 3: That this Resolution shall be effective from and after its adoption.

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PASSED AND APPROVED this 28th day of April, 2025.

ATTEST:

  
Secretary, Board of Directors

  
President, Board of Directors





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## Jamie Kastens (Ly)

Realtor

Sugar Land, Texas, United States · **Contact Info**

140 followers · 139 connections



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Message



Keller Williams Southwest



University of Phoenix



Websites

## About

Jamie Kastens epitomizes great energy, integrity, personality, hard work, and her passionate in every detail of your real estate transaction. Jamie grew up in the Houston area and started her interest in real estate while she was in college. She works in all aspects of the industry representing sellers, buyers, and investors in both the residential and commercial markets.

In 1997, she attended the University of Houston then earned a Bachelor's degree in Business from University of Phoenix with an emphasis in Business Administration and Management in 2003. Real estate was such a great influence in her life that she included it in her electives. She then obtained her Texas Real Estate License in 2004 and has since started a long lasting career in helping her clients.

Jamie's experience and expertise in real estate has earned her high respect among her colleagues, friends, and clients. During the year between 2004-2016, Jamie has helped 100+ families purchase homes in Harris and Fort Bend County. Very few people are lucky enough to have a career doing what they love and Jamie is one of the lucky ones who do.

## Activity

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Shared by Jamie Kastens (Ly)

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Shared by Jamie Kastens (Ly)

## SPECIAL DISTRICT LOCAL LAWS CODE

## TITLE 4. DEVELOPMENT AND IMPROVEMENT

## SUBTITLE C. DEVELOPMENT, IMPROVEMENT, AND MANAGEMENT

## CHAPTER 3865. ALIANA MANAGEMENT DISTRICT

## SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3865.001. DEFINITIONS. In this chapter:

- (1) "Board" means the district's board of directors.
- (2) "Director" means a board member.
- (3) "District" means the Aliana Management District.

Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.

Sec. 3865.002. NATURE OF DISTRICT. The district is a special district created under Sections 52 and 52-a, Article III, and Section 59, Article XVI, ~~OTexasO~~ Constitution.

Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.

Sec. 3865.003. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a) The district is created to serve a public purpose and benefit.

(b) All land and other property included in the district will benefit from the improvements and services to be provided by the district under powers conferred by Sections 52 and 52-a, Article III, and Section 59, Article XVI, ~~OTexasO~~ Constitution, and other powers granted under this chapter.

(c) The district is created to accomplish the purposes of a municipal management district as provided by general law and Sections 52 and 52-a, Article III, and Section 59, Article XVI, ~~OTexasO~~ Constitution.

(d) The creation of the district is in the public interest and is essential to:

- (1) further the public purposes of developing and diversifying the economy of the state;
- (2) eliminate unemployment and underemployment; and
- (3) develop or expand transportation and commerce.



(e) The district will:

(1) promote the health, safety, and general welfare of residents, employers, potential employees, employees, visitors, and consumers in the district, and of the public;

(2) provide needed funding for the district to preserve, maintain, and enhance the economic health and vitality of the district territory as a community and business center; and

(3) promote the health, safety, welfare, and enjoyment of the public by providing pedestrian ways and by landscaping and developing certain areas in the district, which are necessary for the restoration, preservation, and enhancement of scenic beauty.

(f) Pedestrian ways along or across a street, whether at grade or above or below the surface, and street lighting, street landscaping, parking, and street art objects are parts of and necessary components of a street and are considered to be a street or road improvement.

(g) The district will not act as the agent or instrumentality of any private interest even though the district will benefit many private interests as well as the public.

Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.

Sec. 3865.004. INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by Section 2 of the Act creating this chapter.

(b) The boundaries and field notes contained in Section 2 of the Act creating this chapter form a closure. A mistake made in the field notes or in copying the field notes in the legislative process does not affect the district's:

(1) organization, existence, or validity;

(2) right to issue any type of bond for the purposes for which the district is created or to pay the principal of and interest on a bond;

(3) right to impose a tax; or

(4) legality or operation.

Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.

Sec. 3865.005. COUNTY CONSENT REQUIRED. The district may not take any action until the Commissioners Court of Fort Bend County consents by resolution to the creation of the district.



Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.

#### SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 3865.051. GOVERNING BODY; TERMS. (a) The district is governed by a board of five directors.

(b) Except as provided by Section 3865.053, directors serve staggered four-year terms.

(c) The initial and each succeeding board of directors shall recommend to the Fort Bend County Commissioners Court persons to serve on the succeeding board.

(d) After reviewing the recommendations, the commissioners court shall approve or disapprove the directors recommended by the board.

(e) If the commissioners court is not satisfied with the recommendations submitted by the board, the board, on the request of the commissioners court, shall submit additional recommendations.

(f) Board members may serve successive terms.

(g) If a court finds any provision of Subsections (c)-(f) to be invalid, the ~~OTexas~~ Commission on Environmental Quality shall appoint the board from recommendations submitted by the preceding board.

Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.

Sec. 3865.052. QUALIFICATIONS. To be qualified to serve as a director, a person must meet the qualifications of Section 375.063, Local Government Code.

Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.

Sec. 3865.053. INITIAL DIRECTORS. (a) The initial board consists of:

- (1) Jeff Gilman;
- (2) Charles D. Marcucci;
- (3) Charles H. Weiss;
- (4) Hillary Burke; and
- (5) Greg Valikonis.

(b) The initial directors shall draw lots to determine which two shall serve two-year terms and which three shall serve four-year terms.

Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.

Sec. 3865.054. COMPENSATION; EXPENSES. (a) The district may compensate each director in an amount not to exceed \$150 for each board meeting. The total amount of compensation for each director in one year may not exceed \$7,200.

(b) A director is entitled to reimbursement for necessary and reasonable expenses incurred in carrying out the duties and responsibilities of the board.

Added by Acts 2017, 85th Leg., R.S., Ch. 627 (H.B. 4289), Sec. 1, eff. September 1, 2017.

#### SUBCHAPTER C. POWERS AND DUTIES

Sec. 3865.101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.

Sec. 3865.102. MUNICIPAL MANAGEMENT DISTRICT POWERS AND DUTIES. The district has the powers and duties provided by the general law of this state, including Chapter 375, Local Government Code, applicable to municipal management districts created under Sections 52 and 52-a, Article III, and Section 59, Article XVI, ~~OTexas~~ Constitution, except the district may not construct, acquire, maintain, or operate a turnpike or toll road.

Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.

Sec. 3865.103. EXERCISE OF POWERS OF DEVELOPMENT CORPORATION. The district may exercise the powers of a corporation created under Chapter 505, Local Government Code.

Added by Acts 2009, 81st Leg., R.S., Ch. 142 (S.B. 1295), Sec. 1, eff. May 23, 2009.