

**WHITE MAGNOLIA  
COMMUNITY IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS**

**NOTICE OF OPEN MEETING**

Notice is hereby given that the Board of Directors of the White Magnolia Community Improvement District will conduct an open meeting at 11:30 AM on December 16, 2025 at the offices of Development Dynamics, LLC, 2897 Highway K, O'Fallon, MO 63368. Those wishing to participate via teleconference may dial toll free (929)346-7319, then enter access code 890-620-106#.

The tentative agenda for this meeting includes:

**1. CALL THE MEETING TO ORDER**

Director	Status	Term
Steve Noles	No change	October 26, 2027
Christina Shuff	No change	October 26, 2027
Ryan Noles	No change	October 26, 2027
Patricia Noles	No change	October 26, 2025
Patrick Noles	No change	October 26, 2025
Conan Stott	No change	October 26, 2025
Anthony Michalka	No change	October 26, 2025

**2. ACCEPTANCE OF THE APPOINTMENTS BY THE MAYOR OF THE CITY OF O'FALLON, MISSOURI, AS CONSENTED TO BY THE CITY COUNCIL OF O'FALLON, MISSOURI PATRICIA NOLES, PATRICK NOLES, CONAN STOTT AND ANTHONY MICHALKA TO THE DISTRICT'S BOARD OF DIRECTORS TO EACH SERVE FOUR-YEAR TERMS EXPIRING OCTOBER 26, 2029, CONTINGENT UPON CITY APPROVAL**

**3. OLD BUSINESS**

- A. APPROVAL OF THE MINUTES FROM THE BOARD OF DIRECTORS MEETING HELD JANUARY 19, 2024
- B. REVIEW/APPROVAL OF THE DISTRICT'S ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2024

**4. PUBLIC COMMENTS**

**5. NEW BUSINESS**

**A. ELECTION OF CHAIR AND APPOINTMENT OF OFFICERS AND AGENTS**

Steve Noles	Chair
Ryan Noles	Secretary/Treasurer
Laura Lashley	Assistant Secretary/Treasurer

- B. A RESOLUTION OF THE WHITE MAGNOLIA COMMUNITY IMPROVEMENT DISTRICT APPROVING THE ANNUAL BUDGET OF THE DISTRICT FOR THE YEAR ENDING DECEMBER 31, 2025 AND A PRELIMINARY BUDGET FOR THE YEAR ENDING

DECEMBER 31, 2026 WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF O'FALLON, MISSOURI IN COMPLIANCE WITH PROVISIONS WITHIN THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION

**6. OTHER NEW BUSINESS**

**7. ADJOURNMENT**

Representatives of the news media may obtain copies of this notice by contacting: Development Dynamics LLC, 2897 Highway K, Suite 210, O'Fallon, MO 63368, (636) 561-8602. Persons with disabilities wishing to attend can contact Development Dynamics LLC or through Relay Missouri at (800) 735-2966 (TTY/ASCII) or (800) 735-2466 (Voice), or by mail at the above address prior to the meeting if accommodations need to be made.

Posted: 12/15/2025 @ 11:15am  
(Date & time)

Posted by: C. Dixon / District Analyst  
(Name & Title)