

MINUTES OF THE BOARD OF DIRECTORS MEETING
Harris County Municipal Management District No. 1

February 16, 2022

The Board of Directors (the "Board") of Harris County Municipal Management District No. 1 (Memorial Management District) (the "District") met in regular session, open to the public, on the 16th day of February, 2022, at 920 Memorial City Way, Suite 170, Houston, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Ben Gillis	President
Dan Moody, III	Secretary
Steven Goss	Director
William M. Mosley	Director
Perry Hicks	Director
Charles DeLacey	Director
Ben Pisklak	Director
C. Beau Harrison	Director
Alan Steinberg	Director
Kirk Guilanshah	Director
Robert Williamson	Director

and all of the above were present, except Directors Goss, Harrison, Steinberg, and Guilanshah, thus constituting a quorum.

Also attending the meeting were: Gabrielle Luevano, Administrative Assistant of the District; Pat Hall of Equi-Tax, Inc.; Sergeant Chris Sheffield of Harris County Precinct 5 Constable's Office; Muhammad Ali of Gauge Engineering ("Gauge"); Marlene Gaffrick of MetroNational Corporation ("MetroNational"); Suzy Hartgrove of MyHart Communications; Jerome Vanderburg and Brandon Crumpler of Lawn Management Company ("LMC"); and Suewan Johnson and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR").

1. Call Meeting to Order

Having established that a quorum of the Board was present, Director Gillis called the meeting to order.

2. Public Comments

Director Gillis offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public requesting to make comments, Director Gillis moved to the next agenda item.

3. Staff Report

Director Gillis noted that he requested the District's bookkeeper to revise the presentation of the profit and loss statement.

4. Reorganize the Board

The Board considered reorganizing the Board as follows:

Ben Gillis	President
Robert Williamson	Vice President
Dan Moody, III	Secretary
Ben Pisklak	Assistant Secretary
Steven Goss	Director
William M. Mosley	Director
Perry Hicks	Director
Charles DeLacey	Director
C. Beau Harrison	Director
Alan Steinberg	Director
Kirk Guilanshah	Director

After discussion, Director Pisklak made a motion to: (1) approve the reorganization of the Board; and (2) authorize ABHR to file an updated District Registration Form with the Texas Commission on Environmental Quality reflecting the reorganization of the Board. Director Hicks seconded the motion, which passed unanimously.

5. Minutes

The Board reviewed the minutes of the January 19, 2022, regular meeting. After review and discussion, Director Pisklak moved to approve the minutes, as submitted. The motion was seconded by Director Williamson which passed unanimously.

6. Financial Report and Bookkeeping Matters

The Board considered adopting a Resolution Designating Authorized Signatories for Disbursement of District Funds (the "Resolution") requiring two signatures by directors of the Board for disbursement of District funds or transfers of the District's money after the Board has approved such disbursement or transfer and rescinding the District's Resolution Regarding Delegation of Authority Due to an Emergency.

Ms. Hall will bring signature cards for the checking account next month for signature by all Directors.

Ms. Hall reviewed the financial report for January 2022. She also reviewed an updated financial report and profit and loss budget forecast for December 31.

Following review and discussion, Director Williamson moved to: (1) adopt the Resolution; (2) approve the financial reports and payment of the listed invoices; and (3) approve the revised December profit and loss budget vs actual. Director Moody seconded the motion, which passed unanimously.

7. Assessment and Collections Matters

Ms. Hall reviewed the assessment collector's report for January 2022. She discussed the status of various delinquent accounts. The Board reviewed the status of property valuation lawsuits filed by property owners in the District against the Harris County Appraisal District. Following review and discussion, Director Hicks moved to approve the assessment collector's report. Director DeLacey seconded the motion, which passed unanimously.

8. Engineering Matters

Mr. Ali reported on the Gessner Road ("Gessner") Paver Replacement project. He reviewed and recommended approval of Pay Estimate No. 2 from Reytec Construction Resources, Inc. ("Reytec") in the amount of \$183,635.58.

Mr. Ali reported on the Gessner/Mathewson Lane traffic signal project. He presented two proposals and recommended approval of a proposal from Guage for engineering services and CityLynx for installation of the flashing yellow turn signal in the total amount of \$12,000.00.

Following review and discussion, Director Moody moved to: (1) approve Pay Estimate No. 2 from Reytec, based on the engineer's recommendation; (2) approve the proposal from Guage and CityLynx. The motion was seconded by Director Pisklak, which passed unanimously.

9. Utility Burial Reimbursement Program

Ms. Johnson discussed the District's pending reimbursement agreement with Lipex Properties LP (a MetroNational affiliate) (the "Agreement"). Discussion ensued, including discussion regarding project completion requirements under the District's Utility Burial Reimbursement Program. Director Gillis recommended the Board consider extending the project completion deadline from one year to two years. Following review and discussion, Director Gillis moved to approve the Agreement, as discussed and subject to final review by ABHR. The motion was seconded by Director Mosley, which passed unanimously.

10. Review of District Maintenance

Mr. Vanderburg reported on maintenance and repair projects in the District.

11. Security Matters

Sergeant Sheffield reviewed reports on January patrols and activity in the District.

Ms. Johnson and Seargent Sheffield reviewed the terms of the District's Interlocal Agreement for Law Enforcement Services with Harris County (the "Interlocal Agreement"). The Board then considering ratifying the Interlocal Agreement.

Following review and discussion, Director Gillis moved to ratify the Interlocal Agreement; and (2) authorize payment of the increased monthly payment to Harris County, as described in the Interlocal Agreement. The motion was seconded by Director Pisklak, which passed unanimously.

Ms. Johnson updated the Board on the status of the District's Government Agency Agreement with Flock Group, Inc.

12. Community Relations Update

Ms. Hartgrove updated the Board regarding community relations initiatives in the District.

13. Executive Session

The Board convened in executive session at 10:32 a.m. pursuant to Section 551.076, Texas Government Code, in order to deliberate the deployment, or specific occasions for implementation, of security personnel or devices, or a security audit and pursuant to Section 551.074, Texas Government Code, in order to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

14. Reconvene in Open Session and Authorize Appropriate Action

The Board reconvened in open session at 10:59 a.m. Following discussion, Director Hicks moved to name Ms. Luevano as the District's interim Executive Director and approve the salary increase as discussed. Director Pisklak seconded the motion, which passed unanimously.

15. Adjourn

The Board concurred to tentatively schedule the next meeting for March 16, 2022.

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

Approved:

(SEAL)

Secretary
Harris County Municipal Management District No. 1