

MINUTES  
HARRIS COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

January 21, 2026

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 21st day of January, 2026, at 920 Memorial City Way, Suite 170A, Houston, Texas 77024, inside the boundaries of the District, and the roll was called of the members of the Board:

Steven Goss	President
Dan Moody, III	Vice President
Ben Pisklak	Secretary
Kirk Guilanshah	Assistant Secretary
C. Beau Harrison	Director
Perry Hicks	Director
Trevor Janecek	Director
Christian Johnson	Director
William M. Mosley	Director
Jeremy Wheat	Director
Vacant	Director

and all of the above were present, except Director Guilanshah, thus constituting a quorum.

Also attending the meeting were: Gabrielle Luevano, Executive Director of the District; Jeanette Einkauf and Karma Burford of Houston Citizens' Police Academy Alumni Association; Sergeant Nick Derkowski of Harris County Precinct 5 Constable's Office; Alex Garza of Lawn Management Company, LLC ("LMC"); Jennifer Landreville of Equi-Tax, Inc.; Muhammad Ali of HR Green, Inc. ("HRG"); and Suewan Johnson and Carnell W. Emanuel of Allen Boone Humphries Robinson LLP ("ABHR").

CALL MEETING TO ORDER

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

PUBLIC COMMENTS

Director Goss offered any members of the public attending the meeting the opportunity to make public comments.

Ms. Einkauf presented the Board with a plaque in recognition of the District's contributions to the Houston Citizens' Police Academy Alumni Association.

There being no additional members of the public requesting to make comments, Director Goss moved to the next agenda item.

### MINUTES

The Board reviewed the minutes of the December 17, 2025, regular meeting. Following review and discussion, Director Harrison moved to approve the minutes, as presented. Director Moody seconded the motion, which passed unanimously.

### SECURITY MATTERS

Sergeant Derkowski reported on December patrols and presented call information from 2025, including an eight-year comparison. He also provided an update on activity in the District and responded to questions from the Board.

Ms. Luevano updated the Board on additional security matters, including activity by Jensen Hughes, Inc. related to the District's security assessment.

### DISTRICT MAINTENANCE

Mr. Garza presented a report from LMC regarding maintenance and repair projects in the District, a copy of which is attached.

### REPORT FROM PROJECTS COMMITTEE

Ms. Luevano reported on the work of the Projects Committee.

Ms. Luevano updated the Board on the Conrad Sauer Overlook project.

### FINANCIAL REPORTS AND BOOKKEEPING MATTERS

Ms. Landreville reviewed the financial reports for December 2025 for the District and Defined Areas No. 1 and 2, including the investment reports, and invoices submitted for payment. Copies of the financial reports are attached. Following review and discussion, Director Hicks moved to approve the financial reports and payment of invoices. Director Wheat seconded the motion, which passed unanimously.

Ms. Johnson said the annual disclosure statement discloses relationships of the bookkeeper and investment officer with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District.

The Board considered the District's Investment Policy to determine if any amendments were necessary. The Board determined to make no amendments at this time.

The Board then considered adopting a resolution that approves a list of authorized depository institutions and qualified broker/dealers with whom the District may engage in investment transactions. Ms. Johnson noted, and Ms. Landreville confirmed, that Equi-Tax provided an updated list of broker/dealers and depository institutions, which includes all banks where the District maintains deposits or investments.

Following review and discussion, Director Pisklak moved to: (1) accept the disclosure statement from the District's bookkeeper and investment officer and authorize filing the disclosure statement with the Texas Ethics Commission and in the District's official records; (2) adopt the Resolution Regarding Annual Review of Investment Policy reflecting no changes being made to the Investment Policy; and (3) adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, including the updated list of qualified broker/dealers. Director Moody seconded the motion, which passed unanimously.

#### ASSESSMENT AND COLLECTIONS MATTERS

Ms. Landreville reviewed the assessment collector's reports for December 2025 for the District and Defined Areas No. 1 and 2. The Board reviewed the status of various delinquent accounts. Copies of the assessment collector's reports are attached. Following review and discussion, Director Johnson moved to approve the assessment collector's reports. Director Janecek seconded the motion, which passed unanimously.

#### ENGINEERING MATTERS

Mr. Ali reviewed the engineer's report, a copy of which is attached.

Mr. Ali reported on the pedestrian safety project for Frostwood Drive and Gessner Road. He presented preliminary construction schedules with proposed start dates of February 9, 2026, or March 9, 2026, and discussed timing for delivery of Rectangular Rapid Flashing Beacons and the impact on the construction schedule. The Board concurred to begin construction on March 9, 2026.

Mr. Ali reported on I-10 U-Turn Safety Improvements at Gessner Road and Beltway 8.

#### SERVICE AGREEMENTS, CONTRACTS, PROPOSALS, TASK ORDERS, AND PAYMENT OF INVOICES UNDER PREVIOUSLY APPROVED SERVICE AGREEMENTS

There was no discussion on this matter.

REAL ESTATE MATTERS

There was no discussion on this matter.

ATTORNEY’S REPORT

There was no discussion on this matter.

EXECUTIVE DIRECTOR’S REPORT

Ms. Luevano reported on activity since the last Board meeting.

Ms. Luevano updated the Board on the delivery and installation of security signage in various locations in the District.

Ms. Luevano presented a request from MetroNational for reimbursement of Phase VIII overhead utility burials. Discussion ensued and the Board concurred to defer action on the request.

REPORTS FROM DIRECTORS AND COMMUNITY STAKEHOLDERS

There was no discussion on this matter.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for February 18, 2026, at 9:00 a.m., at 920 Memorial City Way, Suite 170A, Houston, Texas.

EXECUTIVE SESSION

The Board did not convene in executive session.

ADJOURN

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



Approved:

Sign: \_\_\_\_\_

Title: \_\_\_\_\_

Harris County Municipal Management District No. 1

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