

MINUTES
HARRIS COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

February 18, 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 18th day of February, 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 Directors Moody, Guilanshah, and Mosley, thus constituting a quorum.

Also attending the meeting were: Gabrielle Luevano, Executive Director of the District; 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”); Suewan Johnson and Carnell W. Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”), and Marc Weisselberg, member of the public.

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.

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

MINUTES

The Board reviewed the minutes of the January 21, 2026, regular meeting. Following review and discussion, Director Wheat moved to approve the minutes, as presented. Director Harrison seconded the motion, which passed by a vote of 6-to-0, as Director Pisklak had not arrived to the meeting yet.

Director Pisklak joined the meeting.

SECURITY MATTERS

Sergeant Derkowski reported on January patrols and related activity in the District.

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.

FINANCIAL REPORTS AND BOOKKEEPING MATTERS

Ms. Landreville reviewed the financial reports for January 2026 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 Pisklak moved to approve the financial reports and payment of invoices. Director Janecek seconded the motion, which passed unanimously.

ASSESSMENT AND COLLECTIONS MATTERS

Ms. Landreville reviewed the assessment collector's reports for January 2026 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 Janecek moved to approve the assessment collector's reports. Director Wheat 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.

Mr. Ali reported on I-10 U-Turn Safety Improvements at Gessner Road, including options for the U-turn lanes. The Board concurred for Gauge to proceed with submission of the extended U-turn option to TxDOT, as discussed.

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

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 and recommended approval of a proposal from The Goodman Corporation ("TGC") in the amount of \$5,000.00 to resubmit a request for federal grant funding for a sidewalk project. Follow review and discussion, Director Pisklak moved to approve the proposal from TGC. Director Hicks seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS AND COMMUNITY STAKEHOLDERS

There was no discussion on this matter.

MEETING SCHEDULE

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

EXECUTIVE SESSION

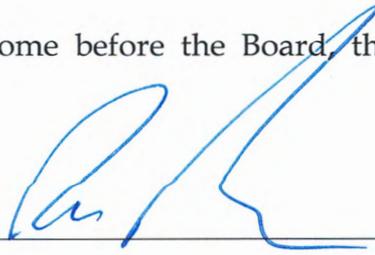
The Board did not convene in executive session.

ADJOURN

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

Approved:

Sign: _____



Title: _____

Secretary

Harris County Municipal Management District No. 1



ATTACHMENTS TO MINUTES

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