

MINUTES
HARRIS COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

March 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 March, 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 Johnson, 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; Jennifer Day of McCall Gibson Swedlund Barfoot Ellis PLLC; Jennifer Landreville of Equi-Tax, Inc.; Muhammad Ali of HR Green, Inc.; Suewan Johnson and Carnell W. Emanuel of Allen Boone Humphries Robinson LLP; 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 February 18, 2026, regular meeting. Following review and discussion, Director Janecek moved to approve the minutes, as presented. Director Hicks seconded the motion, which passed by a vote of 8-to-0, as Director Pisklak had not arrived to the meeting yet.

Director Hicks left the meeting.

SECURITY MATTERS

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

Director Pisklak joined the meeting.

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

DISTRICT MAINTENANCE

Ms. Luevano presented a report prepared by Lawn Management Company 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.

APPROVE AUDIT FOR FISCAL YEAR END NOVEMBER 30, 2025

Ms. Day reviewed the audit for the fiscal year ending November 30, 2025. Following review and discussion, Director Moody moved to approve the audit for the fiscal year ending November 30, 2025, subject to final review. Director Wheat seconded the motion, which passed unanimously.

FINANCIAL REPORTS AND BOOKKEEPING MATTERS

Ms. Landreville reviewed the financial reports for February 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 Moody seconded the motion, which passed unanimously.

ASSESSMENT AND COLLECTIONS MATTERS

Ms. Landreville reviewed the assessment collector's reports for February 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 Moody 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.

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

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 ongoing work of The Goodman Corporation.

Ms. Luevano presented a request for a financial contribution in the amount of \$8,900.00 received from the Houston Citizens' Police Academy Alumni Association ("HCPAAA"). She stated that the contribution would be used to purchase water and meals for law enforcement officers. Following review and discussion, Director Pisklak moved to approve the request from HCPAAA. Director Harrison 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 April 15, 2026, at 9:00 a.m., at 920 Memorial City Way, Suite 170A, Houston, Texas.

ATTACHMENTS TO MINUTES

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