

MINUTES
HARRIS COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

April 15, 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 15th day of April, 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 Pisklak, Janecek, 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; 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 March 18, 2026, regular meeting. Following review and discussion, Director Moody moved to approve the minutes, as presented. Director Hicks seconded the motion, which passed unanimously.

SECURITY MATTERS

Sergeant Derkowski reported on March 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 regarding landscape maintenance in the District, a copy of which is attached, and responded to questions from the Board.

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 March 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 Wheat moved to approve the financial reports and payment of invoices. Director Johnson seconded the motion, which passed unanimously.

ASSESSMENT AND COLLECTIONS MATTERS

Ms. Landreville reviewed the assessment collector's reports for March 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 Hicks 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, including coordination with TxDOT related to the project.

Mr. Ali presented a proposal from HRG in the amount of \$14,400.00 for engineering services for an evaluation of installing speed cushions on Mathewson Lane between Conrad Sauer Drive and Gessner Road. Following review and discussion, Director Harrison moved to approve the proposal from HRG. Director Guilanshah seconded the motion, which passed unanimously.

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, including community relations initiatives within the District.

Ms. Luevano presented an application from MetroNational for its Phase VIII utility burial project. She reported that the estimated cost of the project is \$7.5 million. She then reviewed cashflow projections from the District's general operating fund and from the Defined Area No. 1 fund. She recommended that \$1.2 million of the reimbursement be paid from the District's general operating fund, with the remainder being paid from the Defined Area No. 1 fund, subject to the availability of funds at the time of reimbursement. Following review and discussion, Director Moody moved to: (1) accept the utility burial application submitted by MetroNational, and (2) approve and authorize execution of a Utility Burial Reimbursement Agreement for the project, subject to finalization. Director Hicks seconded the motion, which passed unanimously.

Ms. Luevano updated the Board on the District's holiday décor reimbursement program. She reported that a request for reimbursement was received from MetroNational for lights installed for the 2025-2026 holiday season. She reported that the reimbursement request satisfied all of the program requirements. Following review and discussion, Director Moody moved to approve the reimbursement to MetroNational in the amount of \$41,165.05. Director Wheat seconded the motion, which passed unanimously.

Ms. Luevano updated the Board on the proposed Silo Springs development, which is outside of the District.

REPORTS FROM DIRECTORS AND COMMUNITY STAKEHOLDERS

There was no discussion on this matter.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for May 20, 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

	Minutes <u>Page</u>
Landscape Maintenance Report.....	2
Financial Reports.....	2
Assessment and Collections Reports	2
Engineering Report.....	2