

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

January 19, 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 19th day of January, 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/Director
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 Moody and Harrison, thus constituting a quorum.

Also attending the meeting were: Pat Walters, Executive Director of the District; 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"); Suzy Hartgrove of MyHart Communications; 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 at 9:30 a.m.

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. Minutes

The Board reviewed the minutes of the December 8, 2021, regular meeting. After review and discussion, Director Pisklak moved to approve the minutes, as submitted. The motion was seconded by Director Steinberg which passed unanimously.

4. Annual Cybersecurity Training

Ms. Johnson discussed annual cybersecurity training requirements for certain local government employees pursuant to Chapter 2054, Texas Government Code. She stated that such employees must select a training program that is certified by the Texas Department of Information Resources. Ms. Johnson added that according to the Texas Department of Information Resources the training should be completed by June 14th of each year.

5. Financial Report and Bookkeeping Matters

Ms. Hall reviewed the financial report for December with the Board, including the District's budget forecast for the fiscal year ending December 31, 2022 ("FY2022"). Following review and discussion, Director Mosley moved to approve the payment of the invoices listed in the report. Director Steinburg seconded the motion, which passed unanimously.

6. Assessment and Collections Matters

Ms. Hall reviewed the assessment collector's report for December with the Board. 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 Goss moved to approve the assessment collector's report. Director Williamson seconded the motion, which passed unanimously.

7. Gessner Paver Replacement Update

Mr. Ali updated the Board regarding the status of the Gessner Road ("Gessner") Paver Replacement Project.

Mr. Ali updated the Board on the signal timing analysis submitted to the City of Houston (the "City") for Gessner Road/Mathewson Lane, including options for installation of the flashing yellow turn signal. Discussion ensued, including discussion regarding installation of the signal by the City or by the District. Mr. Ali estimated the project would take a minimum of six months if done by the City and approximately 60 days if done by the District. He also provided an estimated cost of \$12,000 for the project if done by the District. This would include the costs of Gauge and installation by CityLynx, a District contractor. Following review and discussion, Director Pisklak

moved to authorize Guage to obtain a proposal from CityLynx. The motion was seconded by Director Mosley, which passed unanimously.

8. Utility Burial Reimbursement

Ms. Johnson discussed the District's pending reimbursement agreement with MetroNational, including proposed terms. Following discussion, the Board concurred to defer consideration of the agreement with MetroNational until the February meeting.

Mr. Walters discussed projects by Moody Rambin previously approved for reimbursement. He noted that Moody Rambin plans to reapply for reimbursement of their Phase Two project in the next call for projects.

Discussion ensued regarding a potential project by Memorial Green, with Director Williamson estimating that such project may be submitted in 2023.

9. Review of District Maintenance

Mr. Walters reported on the Conrad Sauer detention pond work.

10. Constable's Patrol

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

11. Community Relations Update

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

12. Executive Director's Report

There was no discussion on this matter.

5. Financial Report and Bookkeeping Matters (Continued)

The Board further discussed the District's budget forecast for FY2022. Following discussion, the Board asked Ms. Hall to revise the financial report and budget forecast as discussed and concurred to defer approval until the next regular meeting.

13. Executive Session

The Board convened in executive session at 10:12 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.

16. Reconvene in Open Session and Authorize Appropriate Action

The Board reconvened in open session at 10:49 a.m. Following discussion, Director Hicks moved to: (1) approve the engagement of additional patrol officers; (2) approve the Government Agency Agreement with Flock Group, Inc.; (3) authorize a committee consisting of Directors Gillis, Mosley and Pisklak to work on matters concerning the replacement of the District's retiring Executive Director; and (4) authorize the Executive Director to approve a salary increase for the District's executive assistant. Director Williamson seconded the motion, which passed unanimously.

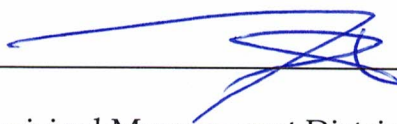

Mr. Walters then proposed the Board tentatively schedule the next meeting for February 16, 2022.

The Board congratulated Mr. Walters on his retirement and thanked him for his contributions to the District.

17. Adjourn

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

Approved:



Secretary
Harris County Municipal Management District No. 1