

MINUTES
HARRIS COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

November 19, 2025

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 November, 2025, at 960 Memorial City Way, Training Room, 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, Guilanshah, and Hicks, thus constituting a quorum.

Also attending the meeting were: Marc Weisselberg, member of the public; Alex Garza and Brandon Crumpler of Lawn Management Company, LLC ("LMC"); Gabrielle Luevano, Executive Director of the District; Sergeant Nick Derkowski of Harris County Precinct 5 Constable's Office; Jennifer Landreville of Equi-Tax, Inc.; Muhammad Ali of HIR Green, Inc. ("HRG"); and Suewan Johnson and Shammara Polk 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.

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 October 15, 2025, regular meeting. Following review and discussion, Director Moody moved to approve the minutes, as presented. Director Mosley seconded the motion, which passed by a vote of 6-to-0, as Director Janecek had not entered the meeting.

SECURITY MATTERS

Sergeant Derkowski reported on October patrols, as well as related activity in the District, and then responded to questions from the Board.

Director Janecek entered the meeting.

Ms. Luevano updated the Board on additional security matters, including activity by the Security Committee. She stated that proposals for the services of a security consultant have been received from Jensen Hughes, Inc. ("JHI") and from Strategic Security Management Consulting, Inc. Ms. Luevano reported that the Security Committee recommends approval of the proposal from JHI.

Following review and discussion, Director Wheat moved to approve the proposal from JHI in the amount of \$54,596.00, and authorize execution of an agreement with JHI, subject to final review by ABHR. Director Harrison seconded the motion, which passed unanimously.

DIRECTOR MATTERS

Director Goss discussed filling the vacancy on the Board following the resignation of Ben Gillis. Mr. Weisselberg then introduced himself to the Board and expressed interest in serving on the Board.

Ms. Johnson discussed the status of Director terms. She stated that since the term of the vacant position has expired the City of Houston must appoint Mr. Weisselberg as a Director. She noted that Mr. Weisselberg is qualified to serve and advised that the Board can nominate Mr. Weisselberg to fill the vacant Director position.

Following discussion, Director Moody moved to nominate Mr. Weisselberg to fill the vacant Director position and authorize submittal of a letter to the City of Houston requesting the appointment of Mr. Weisselberg. Director Wheat seconded the motion, which passed unanimously.

FINANCIAL REPORTS AND BOOKKEEPING MATTERS

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

BUDGETS FOR FISCAL YEAR ENDING NOVEMBER 30, 2026

Ms. Luevano presented the proposed budgets for the fiscal year ending November 30, 2026, for the District, Defined Area Nos. 1 and 2. Following review and discussion, Director Wheat moved to adopt the budgets for the fiscal year ending November 30, 2026. Director Janecek seconded the motion, which passed by a vote of 6-to-0.

Director Moody left the meeting.

ASSESSMENT AND COLLECTIONS MATTERS

Ms. Landreville reviewed the assessment collector's reports for October 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 Harrison moved to approve the assessment collector's reports. Director Wheat seconded the motion, which passed by a vote of 6-to-0.

SERVICE AND IMPROVEMENT PLAN AND ASSESSMENT PLANS

Ms. Johnson presented Petitions for Inclusion of Additional Land in Defined Area No. 2 (the "Petitions"), and she noted that such properties would be subject to the additional 3.5 cent assessment for the remaining nine years of the service plan. The Board then considered an Order Adding Land to Defined Area No. 2 (the "Order") for the properties included in the Petitions. Following review and discussion, Director Mosley moved to: (1) accept the Petitions; and (2) adopt the Order. Director Mosley seconded the motion, which passed by a vote of 6-to-0.

Ms. Johnson then updated the Board on the inclusion of additional land into Defined Area No. 1, noting that the properties previously submitted have been withdrawn by the petitioners and no additional land will be added in 2025.

Ms. Johnson then reported on the schedule of events related to the District's supplemental assessment hearing scheduled for December 3, 2025.

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 Drive.

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

Mr. Ali updated the Board on the detention basin project by Memorial City Redevelopment Authority and potential maintenance items for the District.

REPORT FROM PROJECTS COMMITTEE

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

Ms. Luevano reported on potential improvements to the Conrad Sauer detention pond and a preliminary project budget. Following discussion, the Board deferred action on this matter until the next regular meeting and requested that a representative from MetroNational attend the meeting and present the proposed project.

DISTRICT MAINTENANCE

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

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 the purchase of security signs, including coordination with property owners on installation of the signs.

Ms. Luevano updated the Board on the call for projects for the District's for the fiscal year 2026 holiday lighting reimbursement program. She reported that requests for reimbursement were received from MetroNational and Moody Rambin. Following review and discussion, Director Mosley moved to approve the submission from MetroNational in an amount not to exceed \$41,165.05, and Moody Rambin in an amount not to exceed \$10,063.81 for the fiscal year 2026 holiday lighting reimbursement program. Director Wheat seconded the motion, which passed by a vote of 6-to-0.

Ms. Luevano updated the Board that desilting of the Conrad Sauer detention pond was completed.

REAL ESTATE MATTERS

Ms. Johnson updated the Board on preparation of easements related to the pedestrian safety project for Frostwood Drive and Gessner Drive project.

REPORTS FROM DIRECTORS AND COMMUNITY STAKEHOLDERS

There was no discussion on this matter.

ATTORNEY'S REPORT

There was no discussion on this matter.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for December 10, 2025, or December 17, 2025, at 9:00 a.m., at 9811 Katy Freeway, Suite 925B, 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: *Ron*

Sign: *Ron*

Title: *Secretary*

Harris County Municipal Management District No. 1

ATTACHMENTS TO MINUTES

	<u>Minutes</u>
	<u>Page</u>
Financial Reports.....	3
Assessment and Collections Reports	3
Engineering Report.....	3
Maintenance and Repairs Report	4