Tomball Hospital Authority DBA Tomball Regional Health Foundation
Board of Directors Minutes – July 29, 2026

Present:	TJ Tijerina-Vice Chairman, Vicki Clark-Secretary, Janna Hoglund, Bill Hogue, Danny Marburger, Jack Smith, Lori Wilson
Present Via Zoom:	Christina Nash-Treasurer, Sharon Frank
Absent:	Tom Kikis-Chairman, Stephanie Bruce
Also, Present:	Jeffrey Klein-CEO, Sarah Dill-CAO, Lisa Pinz-Learning Center Manager Russell Kent, Melissa Greer-with Wells Fargo
Also, Present Via Zoom:	Kevin Reed, Attorney with Reed Claymon, Paul LeBouef with Wells Fargo

I. **Call to Order:** TJ Tijerina called the meeting to order at 4:11 pm and read the Foundation's Mission Statement.

II. **Approval of Minutes:** June 24, 2026, Board Meeting Minutes were reviewed. *Janna Hoglund moved to accept the Board Minutes from June 24, 2026, and Jack Smith seconded. Motion carried.*

III. **Community Input:** None

IV. **Monthly Financial Reports:**

A. **Wells Fargo** gave the quarterly review of our Investment Portfolio. Russell Kent reported that over the last 12 months, our portfolio was up 10.62%, and year to date it is up 3.79%. Since its June 2016 inception, it increased 9.13% versus an 8.24% benchmark. (Wells Fargo is working to update the current Benchmark to better reflect our more conservative portfolio. They transitioned to their new reporting system, but they are still in the process of rolling it out.) As of June 30, 2026, the balance was $145,829,125, an increase of $103,548,095 since inception, with $43,917,719 in withdrawals. Jeffrey reported that at today's closing our portfolio balance was $143,330,577. Russell also gave an overview of the current state of the Market and thanked the Board for their continued trust and partnership. Jeffrey requested a funds transfer on August 3, 2026, of $500,000 from Wells Fargo to Frost Bank to cover projected funding and expenses for next month.
TJ Tijerina moved to approve transferring $500,000 from Wells Fargo to Frost Bank. Danny Marburger seconded. Motion carried.

B. **Financial Summary** from June 2026 was reviewed. Jeffrey reviewed the Statement of Financial Position and reported that total assets were $157,300,398, an increase of over $10 million from June 2025. On the Statement of Activities Report, investment management fees decreased by $42,381, a significant improvement from the previous year. Project payouts are tracking as expected. Jeffrey also reviewed the Budget vs. Actuals Report pointing out that depreciation is now at the end of the report. Expenses are $75,000 under budget and we expect to end the year under budget. *Lori Wilson moved to accept the June 2026 financials, and Vicki Clark seconded. Motion carried.*

C. **Funding spreadsheets**- Jeffrey gave an overview of the updated 2026 Project Funding spreadsheet. Approved 2026 funding totals $4,049,455. The Spend Rate of $5,564,343.01 minus the estimated operational budget of $1 million leaves funding available for projects of $4,564,343.01. Once the 2026 committed funding is deducted, $514,888.01 remains in 2026 funding, and then added to the $419,455.95 in 2025 unspent funds, there is potentially $934,343.96 in funds available for 2026. If $500,000 is kept in reserves, then the surplus is $434,343.96. July was a quarterly payment month, so there were several significant transactions. Currently, the 2026 forecasted payment total is $3,970,546.41, tracking almost $79,000 under the approved 2026 funding amount.

Jeffrey gave an update on staffing changes with Christ Clinic and the impact on conversations about a Waller clinic.

Jeffrey reviewed the updated Spend Rate Calculation for June 30, 2026. With June 2024 dropping off and a higher June 2026, the 4% spend rate total is $5,629,204, an increase of over $50,600, from the March 30, 2026, calculation. The September calculation will give us our funding amount for 2027.

V. **Administrative Building and Learning Center Updates:**

A. **Items related to the construction of the building and grounds**- Jeffrey reported that our outdoor fitness park signs should be delivered this week and the No Fishing until Fall signs have been installed around the pond. Jeffrey met with Trees for Houston, an organization that provides trees at no cost to public parks. They will be here next week to discuss free oak and pine trees around the pond.

B. **Items and expenses related to the construction budget**- Jeffrey reported we made our final payment to Paradigm with the commissioning of the A/C system. There are some final small payments being made regarding building issues being addressed. Currently, we are $755,183 under the contracted construction which is related to the unused contingency.

C. **Upcoming events and opportunities**- Lisa reviewed the Learning Center Events and Bookings report. The list of upcoming rentals is growing. In July, eleven successful events were held and several more are booked through November. The responses have been very positive, and several organizations are planning to book additional events. TRHF plans to host the following: 9/10 Magnolia Roundtable, 10/7 Fundraising Boot Camp, a fall Waller Area Roundtable, and 11/17 Leadwell HR Training. Lisa is continuing to update the Learning Center Policy and Procedures as needed and is managing the complete event coordination process, from facility tours and booking documentation to planning, ongoing communication, and event execution. Lisa also presented group photos of Learning Center events. She also highlighted our fitness park regulars who not only enjoy our amenities but are the first to report an issue or concern, and she included photos of the interesting wildlife we've been discovering. The Board was very pleased with the successes she reported and how well our partners and our community is receiving our Learning Center and fitness park.

VI. CEO Report:

A. Special Requests Concerning Funding Partners-

Real Life Care is a new funding partner for 2026. They are requesting an extension of the 2026 funding into 2027 due to difficulty locating a substance abuse counselor to hire for the program we are funding. They have successfully hired a qualified counselor and are now using their funding. *Vicki Clark moved to approve extending Real Life Care's 2026 funding to 2027 for expenses associated with providing counseling programs that address addiction. There was discussion regarding the impact on the 2027 project funding, and it was determined that it would be minimal. Janna Hoglund seconded. Motion carried.*

B. Events and dates requiring Board attendance and Board Retreat- Jeffrey discussed the Board Retreat that will be held August 26 from 9:00 am until 4:00 pm and immediately followed by our Board meeting. The Lone Star Family Health Center ribbon cutting is scheduled for August 20 at noon. Our next check presentation will be at the GTACC First Friday luncheon to Home Place of Texas.

C. Executive Team Engagement Summary- The Board reviewed the Executive Summary and Jeffrey gave an overview of the numerous organizations he met with during the Letter of Interest submission window. The board thanked the team for their continued hard work.

VII. Adjournment

Janna Hoglund moved to adjourn the meeting at 5:36 pm, and Vicki Clark seconded. Motion carried.

Vicki Clark (Secretary)