

Tomball Hospital Authority DBA Tomball Regional Health Foundation
Board of Directors Minutes – August 27, 2025

- Present:** TJ Tijerina-Vice Chairman, Vicki Clark-Secretary, Janna Hoglund, Bill Hogue, Danny Marburger, Jack Smith, Lori Wilson
- Present Via Zoom:** Margarete Yacoubian
- Absent:** Tom Kikis-Chairman, Christina Nash-Treasurer, Sharon Frank
- Also, Present:** Jeffrey Klein-CEO, Russell Kent, Melissa Greer, Paul Lebouef-all with Wells Fargo, Bruce Hillegeist-Greater Tomball Area Chamber of Commerce, Jo Stevenson-Higginbotham Insurance
- Also, Present Via Zoom:** Kevin Reed-Attorney with Reed Claymon, Sarah Dill-Administrative Manager

- I. Call to Order:** TJ Tijerina called the meeting to order at 4:06 pm and read the Foundation's Mission Statement.
- II. Approval of Minutes:** July 30, 2025, Board Meeting Minutes were reviewed. *Lori Wilson moved to accept the July 30, 2025, Board Minutes, and Jack Smith seconded. Motion carried.*
- III. Community Input:** Bruce Hillegeist, President of the Greater Tomball Area Chamber of Commerce, informed the Board that he approved extending the TRHF lease through December 2025 due to building construction taking longer than anticipated. Bruce also praised the work Jeffrey and Sarah are doing and the positive impact on the community.

IV. Monthly Financial Reports:

- A. Wells Fargo** gave the monthly review of our Investment Portfolio. Russell Kent reported that over the last 12 months, our portfolio is up 11.39% and up 5.93% year to date. Since its June 2016 inception, it is up 9.03% versus a 7.48% benchmark. As of July 31, 2025, the balance is \$142,827,336, an increase of over \$90,800,00 since inception, with \$34,180,529 in withdrawals. The balance at the close of the day was just at \$144 million. Jeffrey requested the monthly funds transfer of \$1 million from Wells Fargo to Frost Bank by Friday, August 29, 2025.
Vicki Clark moved to approve transferring \$1 million from Wells Fargo to Frost Bank by Friday, August 29, 2025. Janna Hoglund seconded. Motion carried.
- B. Financial Summary** reports from July 2025 were reviewed. The Balance Sheet shows total assets were \$148,218,528.12, an increase of \$966,260.44 from June and an increase of over \$10,666,009 from July 2024. On the Profit and Loss report, Jeffrey pointed out that we have paid out \$344,644 more in projects than this time in 2024. The Cash Report shows \$1633 in dividends on the Frost Government Money Market account. Wells Fargo is doing a great job managing the previous All Springs managed funds without the cost. The Budget vs. Actuals report shows that we are tracking \$33,417 under budget. The Construction in Progress report shows \$3.3 million paid out.
Lori Wilson moved to accept the July 2025 financials, and Janna Hoglund seconded. Motion carried.

C. 2025-26 Insurance Renewal- Jo Stevenson, our Higginbotham representative, was present to give an overview of the October 1, 2025-October 1, 2026, proposed insurance renewal. Our premium has decreased \$9,000 over the past three years. Due to a change in carrier rates, the proposed renewal is about \$1000 lower than the previous year. The most notable changes in cost are under Management Liability. Directors & Officers increased \$1931, but Crime decreased \$3072. The total cost is \$24,411, which is well within the \$30,000 budgeted. The proposed premiums will increase once we move into our new building due to different exposures. Jeffrey and Jo are having conversations about Loss Control coverage and the increased premiums for the building and property. The policy will be amended once the move occurs. Flood insurance will also be discussed. The Board praised Jeffrey for working to lower our insurance premiums.

Jo will soon retire, and Mark Lee will assume her role. Jeffrey has already met with Mark. Jo concluded by sharing that one of her co-workers has an autistic daughter who benefits from our funding partner, the Foundation for Autism Care, Education, and Services. He is grateful for our support and excited about our new building and wellness park.

Jack Smith moved to approve the Higginbotham 2025-26 insurance renewal proposal for \$24,411, and Bill Hogue seconded. Motion carried.

V. Funding Partner Updates:

A. Funding Reports and 2026 Letters of Interest- Jeffrey reviewed the updated Project Funding Summary. The 2025 total committed project funding is \$3,907,445, and the projected funding to be spent is \$3,642,736; part of the difference is attributed to the termination of TOMAGWA's 2025 funding agreement as of October 1, 2025. With \$4,451,005.96 allocated for 2025, that leaves \$543,560.96 in funds unallocated. If you combine the 2025 unallocated funds and the unused funds, the total 2025 funds available amount to \$808,270. If Lone Star Family Health Center's 2025 application is approved for \$500,000, the estimated remaining 2025 funds are \$308,269.93, leaving us in a good funding position. (The Lone Star application was approved later in the meeting.)

The Board reviewed Jeffrey's report comparing the 2025 approved funding requests with the 2026 submitted Letters of Interest. This report is to serve as a roadmap to assist the Funding Committee when evaluating requests and determining funding amounts. Jeffrey's estimates show that there is adequate funding to potentially add 11 organizations in 2026, bringing the total to 50 organizations receiving TRHF funding. We're currently funding 44, of which 39 have reapplied for 2026 funding. The Board also prefers not to set the expectation that there will be extra funding to award additional gifts at the end of the year, as we did in 2024. If we have additional funds, it may be better to roll the funds into 2026 for other unexpected funding needs. Lori Wilson expressed her appreciation of Jeffrey's work on the 2026 projection report.

B. Lone Star Family Health Center- Jeffrey reviewed Lone Star Family Health Center's (LSFHC) \$500,000 request for 2025 funding. Legal counsel found no issue with their proposal and approved rolling 2025 funds to 2026 if needed. Jack was very complimentary of the tour and visit with LSFHC's Conroe facility, services offered, and their leadership team. They have several sources of income, so this level of funding should not be long-term. The Magnolia

Clinic will be open five days a week, with a physician, nurse practitioner, and dental staff offering services on designated days.

The Executive Committee moved to recommend funding Lone Star Family Health Center \$500,000 in 2025 to open a medical and dental services clinic in Magnolia, Texas. Bill Hogue seconded. Motion carried.

C. Special Requests from Funding Partners:

1. Greater Tomball Area Chamber of Commerce (GTACC)- TRHF has funded GTACC \$5,000 to cover sponsorships of five health and wellness events each year. Jeffrey proposed designating these funds as a marketing expense rather than project funding. This would save the Chamber and TRHF staff time processing an application for such a small amount.

Vicki Clark moved to approve changing the Greater Tomball Area Chamber of Commerce funding to a marketing expense rather than project funding, and Jack Smith seconded. Motion carried.

2. American Heart Association- The American Heart Association submitted a special request for \$29,878 in additional 2025 funding to provide four local private schools with the equipment needed to meet the state of Texas's new Landon Payton Act (Senate Bill 865) Cardiac Emergency Response Plan (CERPs) requirements. Jeffrey reviewed their project budget. The Executive Committee requested that the schools be informed that TRHF provided the funding.

The Executive Committee moved to approve funding the American Heart Association for \$29,878, and Lori Wilson seconded with the stipulation that TRHF receives recognition. TJ Tijerina abstained. Motion carried.

VI. CEO Report:

A. Development of Medical Complex Drive (MCDP) update- Jeffrey reviewed the three-week timeline Paradigm provided for August 18 through September 7. The exterior is one week behind due to storms, but the interior is ahead of schedule. Photos of the current state of the building and mock-ups of the bridge by the pond were viewed, and the Board was pleased.

B. Items and Expenses Related to Construction Budget- The Board reviewed the Construction Cost Tracking report. Jeffrey presented Lone Star Recreation's quote for park benches, dog stations, picnic tables, bike rack, trash cans, and porch-type swing. The proposed price is \$51,827. Jeffrey requested that Lone Star look into the \$6000 freight fee, so hopefully this price will come down. The sensory garden equipment totals \$86,643, but the price of the synthetic lawn was high and is still under review. The approximate total for the wellness park furnishings and sensory garden equipment is \$148,470.

Lori Wilson moved to approve Lone Star Recreation's quotes, approximately totaling \$148,470 for wellness park furnishings and sensory garden equipment, and Janna Hoglund seconded. Motion carried.

C. Parking Lot Encroachment- No updates.

D. Medicare Payments- \$333,881 was wired from HCA on August 20, 2025, \$93,000 of which is owed to the law firm, Blumberg Ribner. There is still \$166,000 in payments pending. HCA will send them once received.

E. Executive Team Engagement Summary:

-Jeffrey and Vicki met with Tomball's City Manager, David Esquivel, regarding our revised Bylaws changing the city's appointment of 5 of our Board Directors to 2, which is more representative of the population within Tomball's city limits that TRHF serves. The meeting went well.

-Maggie Yacoubian notified Jeffrey that HCA offered her a promotion that requires relocating to San Antonio. She can serve on the Board through September. She will send her official resignation letter. The Nominating Committee will need to convene to begin considering options to fill her vacancy. Legal Counsel said waiting until January to fill the vacancy to match the schedule of the revised Bylaws would be acceptable. Kevin also reminded the Board that we still need to adopt our resolution to designate terms, and A, B, or C positions.

-Jeffrey congratulated Kevin Reed, our Legal Counsel with Reed Claymon, for being rated one of the top healthcare lawyers in the state of Texas.

VII. Adjournment

Vicki Clark moved to adjourn the meeting at 5:56 pm, and Bill Hogue seconded. Motion carried.



Vicki Clark (Secretary)