TERRACES ON MEMORIAL HOA, INC.
Board of Directors Workshop Minutes
Wednesday, September 23, 2026

A Workshop of the Board of Directors for Terraces on Memorial Homeowners Association, Inc. was held on Wednesday, September 23, 2026, at 6:30 PM at Crest Management Company, 17171 Park Row, Suite 310, Houston, TX 77084.

I. CALL TO ORDER:

A quorum was established, and Board President Nick Kornuta called the workshop meeting to order at 6:37 PM.

Board Members Present
Nick Kornuta, President
Jodee Caceres, Vice President/Secretary
Sunny Chelmella, Director
Stephanie Paul, Treasurer

Board Members Absent
Rose Yannakis

Management Representative Present
Maggie M., CMCA, AMS.

II. HOMEOWNERS FORUM – No homeowners were present

III. HEARING REQUEST – None

IV. SECRETARY REPORT – APPROVAL OF MINUTES

1. The minutes from August 26, 2026, Board of Directors Meeting were presented, and a motion was made, seconded, and unanimously approved.

V. TREASURER REPORT – FINANCIAL REPORT

1. **Financial Report – The Board received the financial reports for July 2026; these were reviewed and approved as submitted.**
2. **Total assets as reported by the Balance Sheet of August 31, 2026, were reported as $1,882,887.15 with $587,894.94 total cash in Operating and Money Market accounts, and Total Reserve Funds were reported as $1,259,063.91.**
3. **Total YTD expenses as of August 31, 2026, were reported at $252,088.27**
4. Total YTD Delinquency as of August 31, 2026, was $7,208.

VI. MANAGEMENT REPORT

1. General Maintenance Issues
   i. Gates/Cameras
      a. Camera – No issues to report this month.
      b. **Gates – A new mother board was installed on the gate system for gate entry on the call box and EZ tag system. Discussion was held regarding the news that due to Harris County rolling out new EZ tags, the current EZ tag reader will need to be removed and sent for inspection to determine if it is compatible with new EZ tags being rolled out by Harris County. If the system is found to be compatible, then it will need to be sent for reprogramming; that process will very likely take 4-6 weeks. The Board is working with our gates technician to make this process the least disruptive possible; including exploring if a temporary EZ tag reader could be installed for the long period our current reader could be at the manufacturer for re-programming.**
      A discussion was held regarding entry codes being written on the call box. The Board decided that going forward any code found to be publicly posted will be removed and the associated address/property owner will be provided a new code, and advised to be judicious with sharing of any personal gate codes.

ii. Landscape –A proposal from Monarch to remove two dead pines trees was approved. Management notified that some HOA areas had been treated for chinch bugs.
iii. Lake Management – The replacement cost for the west lake fountain replacement has been approved by the Board of HCMUD #407. Lake Management company is awaiting the arrival of the new fountain and will install as soon as the new fountain has been received.
iv. General Maintenance – New bolts for the exit gate speed bumps were installed

VII. OLD BUSINESS

1. EMR Denials – 24401SF03017 - Mediation is scheduled for September 24, 2026.

VIII. NEW BUSINESS

1. Street Ponding – There is no update on this matter at this time. The Board will continue to monitor issue.
2. Sopris Common Area fence issues – signage/landscaping. The Board has ordered signs to be installed.
3. Halloween Event – A local realty, Kiani Realty, reached out offering to organize and sponsor a Halloween event in the community. The Board has agreed that Management is to reach out and coordinate and advise Kiani Realty of specific rules and guidelines for the safety and security of the community, including that the event must be for the community only (no guests from the wider Houston area), let them know that there is no electrical or water available in the area where the event could be staged.
4. 2027 Preliminary Budget Review – Board discussed the 2027 preliminary budget. The Board will approve the budget and annual assessment at the October 2026 Board meeting.

IX. INITIATION OF COLLECTION ACTIONS, FORECLOSURE ACTIONS, AND DEED RESTRICTION ACTIONS.

None at time.

X. ADJOURNMENT

There being no further business to discuss, a motion was made and seconded; all were in favor of adjourning the workshop meeting at 8:35PM.

The next Board Meeting will take place on Wednesday, October 28, 2026, at Crest Management and via Teams meetings

Jodee S. Caceres, Secretary

28 Oct 2026
Date