TERRACES ON MEMORIAL HOA, INC.
Board of Directors Meeting Minutes
Wednesday, April 22, 2026

A meeting of the Board of Directors for Terraces on Memorial Homeowners Association, Inc. was held on Wednesday, April 22, 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 meeting to order at 6:31 PM.

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

Management Representative Present
Maggie M., CMCA, AMS.

II. HOMEOWNERS FORUM

Two homeowners were present

III. EZEE FIBER PRESENTATION

1. Alex Rodriguez, Business Development Executive with Ezee Fiber, was present to discuss the installation of fiber optic lines to the community. The notification process for each affected homeowner was discussed, as well as how access to backyards would work, including how many attempts would be made to gain entry to backyards, what type of machinery would be used to complete the installation and how much disturbance might take place in any location, and restoration or repair of disturbed or damaged areas. EZEE Fiber provided an Ezee Fiber Welcome Packet outlining their services and what to expect during installation.

IV. SECRETARY REPORT – APPROVAL OF MINUTES

2. The minutes from March 25, 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 March 2026; these were reviewed and approved as submitted.
2. Total assets as reported by the Balance Sheet of March 31, 2026, were reported as $2,015,577.00 with $726,361.98 total cash in Operating and Money Market accounts, and Total Reserve Funds were reported as $1,249,093.51.
3. Total YTD expenses as of March 31, 2026, were reported at $95,105.37.
4. Total YTD Delinquency as of March 31, 2026, was $19,408.68.

VI. MANAGEMENT REPORT

1. General Maintenance Issues
   - i. Gates/Cameras
     - a. Camera – No issues to report this month.
     - b. Gates – The keypad for the gate entry system was replaced due to the pound key not working.
   - ii. Landscape – An irrigation repair list was submitted for approval. A motion was made to approve, seconded, and carried. The Board directed management to reach out to the landscape company regarding the trimming of the Blue Salvia at the front entry areas and the tree on the north side of the lake that is not thriving as was previously discussed with the landscape company.
   - iii. Lake Management – The east fountain in the lake was repaired.
   - iv. General Maintenance – The repairs, cleaning, and staining of the pavilions and benches were completed. A request to repaint a small section of wrought iron fencing was approved.

VII. OLD BUSINESS

1. Precinct 5 Constables Contract – Invoicing for the short-term Constables contract was discussed. All invoices should be submitted to StrongRoom by the first of each month so prompt payment can be made by the expected due date of 15th of each month for the following month's service.

VIII. NEW BUSINESS

1. Ezee Fiber Access Agreement – Approval of such agreement was tabled for further Board review. The Board would like to discuss further once the video of the boring and missile installation process and other materials are furnished and can be reviewed.
2. Street Ponding – The Board will monitor areas within the community for street ponding/bird bathing to add to list for contractor to repair. This will take several weeks to complete.
3. Board Appointment – A motion was made to appoint Rosie Yannakis to the vacant Patio Home Board position for the remaining term of 1 year. The Board approved the appointment.

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

1. There were no Deed Restrictions actions at this time.
2. The Board approved to send all delinquent accounts to the attorney upon expiration of the delinquent demand letters.

EXECUTIVE SESSION

X. EXTERIOR MODIFICATION REPORT REVIEW

1. The EMR report was presented and reviewed.

XI. DELINQUENCY REVIEW

1. The outstanding delinquencies were presented and reviewed.

XII. ADJOURNMENT

There being no further business to discuss, a motion was made and seconded; all were in favor of adjourning the meeting at 9:13 PM.

The next Board Meeting will take place on Wednesday, May 27, 2026, at Crest Management.

Jodee S. Caceres

Jodee S. Caceres, Secretary

27 May 2026

Date