

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

A meeting of the Board of Directors for Terraces on Memorial Homeowners Association, Inc. was held on Wednesday, July 22, 2026, at 6:30 PM at Crest Management Company, 17171 Park Row, Suite 310, Houston, TX 77084 and via Teams Meeting

I. CALL TO ORDER:

A quorum was established, and Board President Nick Kornuta called the meeting to order at 6:34 PM.

Board Members Present

Nick Kornuta, President
Jodee Caceres, Vice President/Secretary
Rosie Yannakis, Director
Sunny Chelmella, Director

Board Members Absent

Stephanie Paul, Treasurer

Management Representative Present

Maggie M., CMCA, AMS.

II. HOMEOWNERS FORUM - One homeowner was present in person; one homeowner signed in via the Teams Meeting link provided to the community.

III. HEARING REQUEST - None

IV. SECRETARY REPORT - APPROVAL OF MINUTES

1. The minutes from June 24, 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 June 2026; these were reviewed and approved as submitted.
2. Total assets as reported by the Balance Sheet of June 30, 2026, were reported as \$1,940,013.27 with \$657,583.86 total cash in Operating and Money Market accounts, and Total Reserve Funds were reported as \$1,258,948.22.
3. Total YTD expenses as of June 30, 2026, were reported at \$190,535.85.
4. Total YTD Delinquency as of June 30, 2026, was \$8,762.81.

VI. MANAGEMENT REPORT

1. General Maintenance Issues

i. Gates/Cameras

- a. Camera - No issues to report this month.
- b. Gates - Barrier arm was struck by a resident's landscape company. Management is currently working on obtaining bids to repair as well as contacting landscape company to recoup the cost of repairs. Gates tech will be asked to follow-up on specifications and cost of the smartphone app for gates entry system. Board pointed out that the speed bumps at exit gates need maintenance.

ii. Landscape - Spotlights on large oak tree are still out; management to have electrician trouble shoot the issue. Nick will meet with the landscape company to discuss several landscape issues.

iii. Lake Management - Lights on the West Fountain are out; this has been reported to the lake management company.

iv. General Maintenance - None at this time.

VII. OLD BUSINESS

1. EMR Denials – 24401SF03017 - Mediation is planned for near future.
2. Precinct 5 Constables Contract – a brief discussion was held regarding the recent community poll results and the benefits vs cost of continuing with the Shared Contract with Briarhills. The community poll numbers favored not continuing with the constable's contract at renewal option in August. The Board voted to not opt-in to the Shared Constables contract for renewal in August 2026. The current 6-month trial period for Terraces on Memorial will conclude on September 30, 2026.
3. Ezee Fiber – Ezee Fiber has completed the install of fiber optic cable throughout the community.
4. There has been no further communication with AT&T regarding plans to install their fiber optic cable in the community; management will reach out to AT&T to see if installation will go forward.

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 tabled this topic.
3. Entry Gate rust issues – Board directed management to have the entry gates inspected for rusting issues; secure bids for repairs and paint as needed.

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

1. The following accounts were approved to send to the Attorney for Deed Restriction Enforcement Actions:
Acct. 24401SF02027 – Parking on the street
Acct. 24401SF02005 – Define flowerbeds by weeding. Please mulch, if needed.

EXECUTIVE SESSION

X. EXTERIOR MODIFICATION REPORT REVIEW

1. The EMR report was presented and reviewed.

XI. DELINQUENCY REVIEW

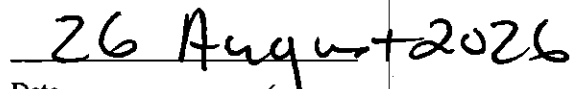
1. The outstanding delinquencies were presented and reviewed.

XII. ADJOURNMENT

There being no further business to discuss, a motion was made and seconded; all were in favor of adjourning the meeting at 8:20PM.

The next Board Meeting will take place on Wednesday, August 26, 2026, at Crest Management.


Jodee S. Caceres, Secretary


Date