

**TERRACES ON MEMORIAL HOA, INC.**  
**Board of Directors Meeting Minutes**  
**Wednesday, March 25, 2026**

A meeting of the Board of Directors for Terraces on Memorial Homeowners Association, Inc. was held on Wednesday, March 25, 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 6:36 PM.

**Board Members Present**

Nick Kornuta, President  
Jodee Caceres, Vice President/Secretary  
Stephanie Paul, Treasurer  
Funmi Ekundayo, Director  
Sunny Chelmella, Director

**Management Representative Present**

Maggie M., CMCA, AMS.

**II. HOMEOWNERS FORUM**

No homeowners were present

**III. SECRETARY REPORT – APPROVAL OF MINUTES**

1. The minutes from February 25, 2026, Board of Directors Meeting were presented, and a motion was made, seconded, and unanimously approved.
2. The minutes from the March 4, 2026 Annual Meeting were presented, and a motion was made, seconded, and unanimously approved. It was decided that, in addition to posting the 2026 Annual Meeting Minutes to both the Crest website and the Terraces on Memorial website, these would be provided via an email blast, as a convenience, to all homeowners registered with the HOA.

**IV. TREASURER REPORT – FINANCIAL REPORT**

1. Financial Report – The Board received the financial reports for February 2026; these were reviewed and approved as submitted.
2. Total assets as reported by the Balance Sheet of February 28, 2026, were reported as \$2,058,921.57 with \$766,587.16 total cash in Operating and Money Market accounts, and Total Reserve Funds were reported as \$1,238,264.84.
3. Total YTD expenses as of February 28, 2026, were reported at \$74,753.38.
4. Total YTD Delinquency as of February 28, 2026, was \$32,661.68.

**V. MANAGEMENT REPORT**

1. General Maintenance Issues
  - i. Gates/Cameras
    - a. Camera – No issues to report this month.
    - b. Gates – No issues to report this month
  - ii. Landscape – Landscape – tree removal proposals for the tree behind 14435 Tivoli was presented, the Board voted to go with the proposal from Monarch. Board members Nick and Jodee met with Monarch on-site to review landscape issues, including irrigation.
  - iii. Lake Management – No issues to report this month; lake report states all is in order. Lake well permits have been filed by Lake Management.
  - iv. General Maintenance – The proposal to repair, clean, and stain the pavilions and benches was reviewed and approved. The broken fence pickets at the Sopris/Basalt HOA reserve area were replaced. The doggie stations have not yet been repaired; management will contact DoodyCalls to inquire as to when the repairs are scheduled.

**VI. OLD BUSINESS**

- 1. Precinct 5 Constables Contract – The 6-month trial period Shared Contract will go into effect on April 1, 2026, The Board will send out an email to all residents registered with the HOA advising standard protocols and important phone numbers. Nick will have the Constables submit their EZ tags for gate entry.

**VII. NEW BUSINESS**

- 1. Funmi Ekundayo presented the Board with her formal resignation from the Terraces on Memorial Board of Directors effective March 26, 2026. The Board discussed possible replacements for the remainder of Funmi's Patio Home representative term. No decision was made regarding a replacement; Crest was asked to reach out to a Patio Home homeowner that had previously indicated some interest in joining the Board.

**VIII. DEED RESTRICTION VIOLATION REVIEW**

- 1. The Board approved the following accounts to be turned over to the attorney for legal action –  
Acct. 24401SF02015 – Repair/replace leaning wooden fence/wrought iron gate found at the left of home.

**EXECUTIVE SESSION**

**IX. EXTERIOR MODIFICATION REPORT REVIEW**

- 1. The EMR report was presented and reviewed.


**X. DELINQUENCY REVIEW**

- 1. The outstanding delinquencies were presented and reviewed.

**XI. ADJOURNMENT**

There being no further business to discuss, a motion was made and seconded; all were in favor of adjourning the meeting at 8:25 PM.

The next Board Meeting will take place on Wednesday, April 22, 2026, at Crest Management.

  
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 Jofee S. Caceres, Secretary

22 April 2026  
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 Date