

TERRACES ON MEMORIAL HOA, INC.
Board of Directors Meeting Minutes
Wednesday, August 26, 2026

A meeting of the Board of Directors for Terraces on Memorial Homeowners Association, Inc. was held on Wednesday, August 26, 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 6:37 PM.

Board Members Present

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

Management Representative Present

Maggie M., CMCA, AMS.

II. HOMEOWNERS FORUM - 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 July 22, 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 July 31, 2026, were reported as \$1,915,328.51 with \$635,879.03 total cash in Operating and Money Market accounts, and Total Reserve Funds were reported as \$1,259,006.16.
3. Total YTD expenses as of July 31, 2026, were reported at \$225,014.7.
4. Total YTD Delinquency as of July 31, 2026, was \$7,349.81.

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. The landscape employee who struck the barrier arm came back and replaced the broken arm. The Board will wait and see if the arm holds up. Gates tech will be asked to follow-up on specifications and cost of the smartphone app for gates entry system. Board discussed the speed bump at the exit gate and was presented with 1 proposal to replace with a concrete speed bump as well as one to replace the bolts on the current one. The Board voted to replace the bolts on the current speed bump.

ii. Landscape –Landscape company trimmed the tree branch that was hanging low near the security camera. It has been observed that some of the irrigation inside the gate by the pond is not working correctly and may need to be adjusted; management will contact landscape company.

iii. Lake Management – the fountain at the front entry pond has been re-installed. The West fountain was removed to evaluate, the Lake Management team submitted proposals to replace the fountain completely and or to repair the motor. The Board proposed submitting the repair vs. replacement options to the HCMUD 407 Board for consideration and approval as a MUD expenditure at their upcoming Board meeting on Tuesday, September 1, 2026.

- iv. General Maintenance – None at this time.

VII. OLD BUSINESS

1. EMR Denials – 24401SF03017 - Mediation is planned for August 28, 2026. Management will represent the Board and will follow-up with the Board once Mediation has finished.
2. Precinct 5 Constables Contract – At the July 22, 2026, Board meeting the Board voted to not move forward with renewing the Joint Constables Contract with Briarhills. The Board will send an e-blast to the community stating the contract will end 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 reached out to AT&T with access agreement and has not heard back.

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 discussed this issue as the homeowner who resides next to the common area has concerns regarding his fence being damaged due to the kicking of balls against it as well as the possibility of balls breaking his windows. Via the virtual meeting link, Homeowner stated he has spoken to the children/children's parents; however, the issue continues. The Board voted to install signs on the fences with permission of each of the two homeowners, stating no ball playing.
3. Clubhouse rental fees – The Clubhouse rental fee for Crest was discussed. Crest charges an administrative fee per the contract of \$100.00 per application to process.

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. 24401SF02030 – Trash and/or recycling containers left in driveway.
Acct. 2440PH03043 – Remove oil stains/rust, residue, mildew and or discoloration from driveway.
Acct. 24401SF02007 – Submit ARC for approval of lights along roof line at rear of home.

EXECUTIVE SESSION

X. EXTERIOR MODIFICATION REPORT REVIEW

1. The EMR report was presented and reviewed.

XI. DELINQUENCY REVIEW

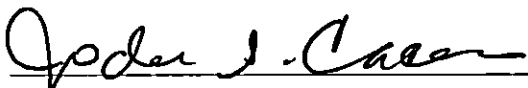
1. The outstanding delinquencies were presented and reviewed.

XII. ADJOURNMENT

There being no further business to discuss, a motion was made and seconded; all were in favor of adjourning the meeting at 9:20PM.

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

The Board will hold a workshop to discuss and work on the 2027 Budget in September.


Jodee S. Caceres, Secretary

23 September 2026
Date