

TERRACES ON MEMORIAL HOA, INC.
Board of Directors Meeting Minutes
Wednesday, June 24, 2026

A meeting of the Board of Directors for Terraces on Memorial Homeowners Association, Inc. was held on Wednesday, June 24, 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 6:40 PM.

Board Members Present

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

Board Members Absent

Stephanie Paul

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 May 27, 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 May 2026; these were reviewed and approved as submitted.
2. Total assets as reported by the Balance Sheet of May 31, 2026, were reported as \$1,958,753.71 with \$681,745.14 total cash in Operating and Money Market accounts, and Total Reserve Funds were reported as \$1,249,494.52.
3. Total YTD expenses as of May 31, 2026, were reported at \$163,055.85.
4. Total YTD Delinquency as of May 31, 2026, was \$11,475.81.

VI. MANAGEMENT REPORT

1. General Maintenance Issues

i. Gates/Cameras

- a. Camera – No issues to report this month.
- b. Gates – The Roush pedestrian gate is having issues closing properly. Manager will ask gates contractor to work on a solution without replacing all the hardware. A discussion was held regarding a new App for use with the entry gate system that would fully accommodate a large number of users; management will ask gates contractor for a detailed proposal.

ii. Landscape –Ezee Fiber damaged an irrigation line at the front arbor area of the community; once reported, Monarch handled the repair. The HOA will send invoice to Ezee Fiber, if invoice is not billed directly to Ezee Fiber.

iii. Lake Management – No issues to report

iv. General Maintenance – Spotlights at the large oak tree at the entry gates are not working. Management will schedule electrician for evaluation and repair.

VII. OLD BUSINESS

1. Precinct 5 Constables Contract – a brief discussion was held regarding the recent community poll email blast; a reminder email will be sent.

VIII. NEW BUSINESS

1. Street Ponding – There is no update on this matter at this time.
2. Sopris Common Area fencing issues. Management will submit sample signage to the Board for their review.
3. The Board discussed hosting open board meeting via Teams Meeting and in person going forward.

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. 24401PH04158 – Parking on the street
Acct. 24401SF02010 – Repair wrought iron fence at rear balcony
Acct. 24401SF02010 – Trim your shrubs

EXECUTIVE SESSION

X. EXTERIOR MODIFICATION REPORT REVIEW

1. The EMR report was presented and reviewed.

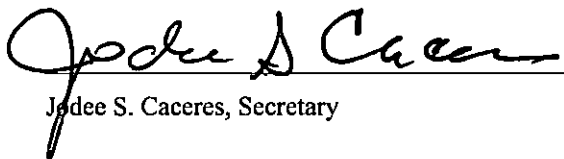
XI. DELINQUENCY REVIEW

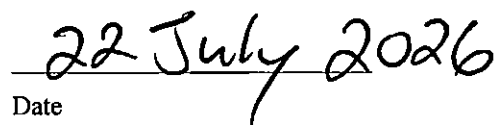
1. The outstanding delinquencies were presented and reviewed.

XII. ADJOURNMENT

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

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


Jodee S. Caceres, Secretary


Date