

TERRACES ON MEMORIAL HOA, INC.
Board of Directors Meeting Minutes
Wednesday, January 28, 2026

A meeting of the Board of Directors for Terraces on Memorial Homeowners Association, Inc. was held on Wednesday, January 28, 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 6:30 PM.

Board Members Present

Nick Kornuta, President
Jodee Caceres, Vice President/Secretary
Karen Mills, Treasurer
Sunny Chelmella, Director
Funmi Ekundayo, Director

Board Members Absent

None – all present

Management Representative Present

Maggie M., CMCA, AMS, also present was Jonathan Clark with Hoover Slovacek, LLP.

II. HOMEOWNERS FORUM – no other homeowners present

III. HEARING REQUEST

Hearing – 24401SF01011 – Board met with homeowners and their attorney to discuss a path moving forward regarding their violation and request for a waiver.

Hearing – 24401SF02023 – homeowner did not attend.

IV. SECRETARY REPORT – APPROVAL OF MINUTES

The minutes from November 19, 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 December 31, 2025; these were reviewed and approved as submitted.
2. Total assets as reported by the Balance Sheet of December 31, 2025, were reported as \$1,894,808.49 with \$632,662.52 total cash in Operating and Money Market accounts, and Total Reserve Funds were reported as \$1,237,683.30
3. Total YTD expenses as of December 31, 2025, were reported at \$396,441.89.
4. Total YTD Delinquency as of December 31, 2025, was \$2,885

VI. 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 – No report at this time. Board requested management to follow up on last month's approved irrigation repairs. Board noted that any damage from latest freeze will have to be determined in the next few weeks. Board also asked that Monarch be advised that some of the shrubs at the front entry wall lights need to be relocated.

iii. Lake Management – No issues to report this month; lake report states all is in order.

iv. General Maintenance – Board asked for the poles/paint at the front entry stop signs to be refreshed.

VII. OLD BUSINESS

1. EMR Denials – 24401SF03017
2. Precinct 5 Constables Contract – Further discussion was held regarding the possibility of a shared use agreement with Briarhills POA and their Constables Contract after some details were provided by Briarhills POA. Nick will continue to discuss this matter with Briarhills POA and obtain the answers to several questions raised regarding sharing this contract. Briarhills POA is ok with the Association joining the contract in April for the remainder of their contract.

**VIII.
NEW BUSINESS**

1. Meeting date for the 2026 Annual Meeting was confirmed – Wednesday, March 4, 2026. Board requested management to check with Briarhills POA to see if the clubhouse is available as well equipment for use for the meeting such as a projector. Management reported that the date was available and Crest has the equipment needed.

EXECUTIVE SESSION

IX. DEED RESTRICTION VIOLATION REVIEW

1. The Board approved the following accounts to be turned over to the attorney for legal action –
Acct. 24401SF03008 – Comply by cleaning/painting wrought iron fence at left.
Acct. 24401SF02023 – Comply by modifying your pergola cover per approval given.
Acct. 24401PH03049 – Utilize driveway/garage and refrain from parking in the street.
Acct. 24401PH04133 – Utilize driveway/garage and refrain from parking in the street.

X. EXTERIOR MODIFICATION REPORT REVIEW

1. The EMR report was presented and reviewed.

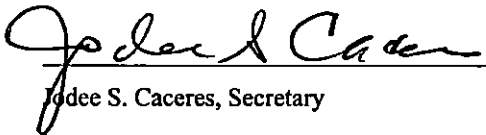
XI. DELINQUENCY REVIEW

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 8:10 PM.

The next Board Meeting will take place on Wednesday, February 25, 2026, at Crest Management.



Jodee S. Caceres, Secretary



Date