TERRACES ON MEMORIAL HOA, INC.
Board of Directors Meeting Minutes
Wednesday, May 27, 2026

A meeting of the Board of Directors for Terraces on Memorial Homeowners Association, Inc. was held on Wednesday, May 27, 2026, at 6:32 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 6:32 PM.

Board Members Present
Nick Kornuta, President
Jodee Caceres, Vice President/Secretary
Stephanie Paul, Treasurer
Sunny Chelmella, Director

Board Members Absent
Rose Yannakis

Management Representative Present
Maggie M., CMCA, AMS.

II. HOMEOWNERS FORUM

Two homeowners were present

III. Harris County Precinct 4 –Joseph Ho-Shin, intern from HC Precinct 4 office was in attendance; merely to observe and answer any questions the Board might have regarding Precinct 4.

IV. AT&T PRESENTATION

1. In attendance unexpectedly for the Board meeting, were Sean Kemp with AT&T, Abraham Alvarez and Marcus Pulte, with Ansco, an AT&T subcontractor, to discuss AT&T plans for the future installation of fiber optic lines to the community. The notification process for each affected homeowner was discussed, as well as how access to backyards would work, including how many attempts would be made to gain entry to backyards, what type of machinery would be used to complete the installation and how much disturbance might take place in any location, and restoration or repair of disturbed or damaged areas. Sean Kemp further stated that AT&T will begin to migrate AT&T internet customers using the older copper lines and transition fully to fiber optic between 2029 to 2030.

V. SECRETARY REPORT – APPROVAL OF MINUTES

2. The minutes from April 22, 2026, Board of Directors Meeting were presented, and a motion was made, seconded, and unanimously approved.

VI. TREASURER REPORT – FINANCIAL REPORT

1. Financial Report – The Board received the financial reports for April 2026; these were reviewed and approved as submitted.

   Total assets as reported by the Balance Sheet of April 30, 2026, were reported as $1,983,902.00 with $703,515.52 total cash in Operating and Money Market accounts, and Total Reserve Funds were reported as $1,249,393.60.

2. Total YTD expenses as of April 30, 2026, were reported at $129,805.15.
3. Total YTD Delinquency as of April 30, 2026, was $12,888.81.

VII. MANAGEMENT REPORT

1. General Maintenance Issues
   - i. Gates/Cameras
     - a. Camera – No issues to report this month.
     - b. Gates – it was reported that one of the exit gate motor needs to be replaced at a total cost of $980. Also, the pedestrian gate is having issues opening; gates contractor will work on a solution to correct this issue without replacing all the hardware.

ii. Landscape –The Board directed management to reach out to the landscape company regarding the tree on the north side of the lake that is not thriving (as was previously discussed with the landscape company. Board has been advised that a new account rep has been assigned.
iii. Lake Management – The west fountain is not currently working; the lake management team has been notified.
iv. General Maintenance – Still waiting on the electrician to repair the lights at the front monument.

VIII.
OLD BUSINESS

1. Precinct 5 Constables Contract – a brief discussion was held regarding the upcoming survey to the community to determine if the shared constable's agreement should be continued beyond the current trial period ending September 30, 2026, with the understanding that an increase of the annual dues will be needed to cover the cost of continuing the shared contract.

IX. NEW BUSINESS

1. Ezee Fiber Access Agreement – The Board conditionally approved granting access to Ezee Fiber pending the final review of the agreement by the Association Attorney.
2. Street Ponding – There is no update on this matter at this time.

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

1. There were no Deed Restrictions actions at this time.

EXECUTIVE SESSION

XI. EXTERIOR MODIFICATION REPORT REVIEW

1. The EMR report was presented and reviewed.

XII. DELINQUENCY REVIEW

1. The outstanding delinquencies were presented and reviewed.

XIII. ADJOURNMENT

There being no further business to discuss, a motion was made and seconded; all were in favor of adjourning the meeting at 8:30PM.

The next Board Meeting will take place on Wednesday, June 24, 2026, at Crest Management.

Jodee S. Caceres

Jodee S. Caceres, Secretary

24 June 2026

Date