

TERRACES ON MEMORIAL HOA, INC.
Board of Directors Meeting Minutes
Wednesday, October 22, 2025

A meeting of the Board of Directors for Terraces on Memorial Homeowners Association, Inc. was held on Wednesday, October 22, 2025, 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 6:31 PM.

Board Members Present

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

Board Members Absent

Funmi Ekundayo, Director

Crest Representative Present

Maggie M., CMCA, AMS

II. HOMEOWNERS FORUM

One homeowner was present – homeowner wanted to discuss the agenda item “Precinct 5 Constables Contract.”

III. SECRETARY REPORT – APPROVAL OF MINUTES

The minutes from September 24, 2025, Board of Directors Meeting were presented, and a motion was made, seconded, and unanimously approved.

IV. TREASURER REPORT – FINANCIAL REPORT

1. Financial Report – The Board received the financial reports for September 2025; these were reviewed and approved as submitted.
2. Total assets as reported by the Balance Sheet of September 30, 2025, were reported as \$1,775,150.62. with \$604,486.28 total cash in Operating and Money Market accounts, and Total Reserve Funds were reported as \$1,139,297.04
3. Total YTD expenses as of September 30, 2025, were reported at \$247,244.71.
4. Total YTD Delinquency as of September 30, 2025, was \$14,533.12.

V. MANAGEMENT REPORT

1. General Maintenance Issues

i. Gates/Cameras

- a. Camera – No issues to report this month.
- b. Gates – A problem with the entry gate was reported. Lonestar was dispatched to make the needed repairs. There was also an issue with the pedestrian gate lock code not working. Lonestar reported they were unable to reprogram the gate lock and have taken it to the supplier for reprogramming; and further indicated if the local supplier is unable to reprogram it, the gate lock will need to be sent to the manufacturer for service.

ii. Landscape – Two irrigation repair proposals were presented and approved. Total cost of repairs is \$6,121.77.

iii. Lake – No issues to report this month.

iv. General Maintenance – No issues to report this month. Crest manager advised the Board that the community Xmas décor would be installed the Monday following Thanksgiving.

VI. OLD BUSINESS

1. Homeowner EMR Denial Discussion Request – 24401SF01011 – Homeowner did not attend. Discussion postponed.
2. EMR Denial - 24401SF03017 – Nothing to report at this time.
3. Wood Fence Maintenance, Staining, Painting and Sealant Policy correction and revision – Board reviewed the corrected Policy, approved and signed; requested it be sent to attorney for recording in Harris County Records.

VII. NEW BUSINESS

1. 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 and obtain the answers to several questions raised regarding sharing this contract.
2. 2026 Budget Review – A motion was made, seconded, and carried to approve the 2026 budget as presented.
3. Consider and Vote on Adopting 2026 Annual Assessments – A motion was made, seconded, and carried to approve the 2026 annual assessment of \$1,300.00 with no increase for the 2026 year.
4. Meeting date for the 2026 Annual Meeting was confirmed – Tuesday, March 3, 2026.

EXECUTIVE SESSION

VIII. DEED RESTRICTION VIOLATION REVIEW

1. There was no DRV report available for review as of the October 22nd meeting date; inspection had not yet taken place.
2. Acct. 24401SF01005 submitted a request to waive attorney fees for Deed restriction. Board discussed and denied request.

IX. EXTERIOR MODIFICATION REPORT REVIEW

1. The EMR report was presented and reviewed.

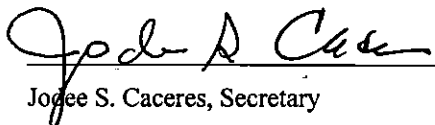
X. DELINQUENCY REVIEW

1. The outstanding delinquencies were presented and reviewed.

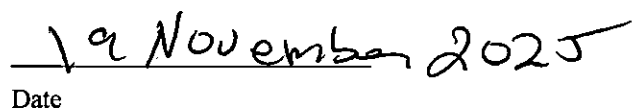
XI. ADJOURNMENT

There being no further business to discuss, a motion was made and seconded; all were in favor of adjourning the meeting at 8:24 PM.

The next Board Meeting will take place on Wednesday, November 19, 2025, at Crest Management (meeting to be held one week early due to Thanksgiving holiday).



Jodee S. Caceres, Secretary



Date