

**TERRACES ON MEMORIAL HOA, INC.**  
**Board of Directors Meeting Minutes**  
**Wednesday, February 25, 2026**

A meeting of the Board of Directors for Terraces on Memorial Homeowners Association, Inc. was held on Wednesday, February 25, 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 6:46 PM.

**Board Members Present**

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

**Board Members Absent**

Karen Mills, Director

**Management Representative Present**

Maggie M., CMCA, AMS.

**HOMEOWNERS FORUM**

No homeowners were present

**SECRETARY REPORT – APPROVAL OF MINUTES**

The minutes from January 28, 2026, Board of Directors Meeting were presented, and a motion was made, seconded, and unanimously approved.

**II. TREASURER REPORT – FINANCIAL REPORT**

1. Financial Report – The Board received the financial reports for January 31, 2026; these were reviewed and approved as submitted.
2. Total assets as reported by the Balance Sheet of January 31, 2026, were reported as \$2,074,252.56 with \$747,005.21 total cash in Operating and Money Market accounts, and Total Reserve Funds were reported as \$1,237,985.61
3. Total YTD expenses as of January 31, 2026, were reported at \$14,756.78.
4. Total YTD Delinquency as of January 31, 2026, was \$67,616.68.

**III. 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 noted that Monarch was in process of spring clean-up and trimming of freeze damage on landscaping throughout common areas.

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

iv. General Maintenance – Damaged fence pickets in the Sopris common area will be replaced. Board approved quote to replace the damaged and rusted doggie stations parts throughout the community. Bids are pending for repairs and/or painting of wood arbors & benches and for re-painting of the metal poles of the stop signs at front entry gate area.

**IV. OLD BUSINESS**

- 1. Precinct 5 Constables Contract – Briarhills HOA sent over the shared Harris County Contract for Patrol Services with Precinct 5. The board is in agreement with the contract but would like the Association attorney to review prior to signing. The contract will be on trial basis to evaluate if the service is worth the overall cost to the community.
- 2. A Variance was granted to account 24401SF03001 to allow the painted driveway conditioned upon it being maintained in like-new condition; further condition being that should the driveway be replaced in the future, any replacement driveway must be concrete with no stain or paint allowed.

**V. NEW BUSINESS**

- 1. No new business at this time.

**VI. DEED RESTRICTION VIOLATION REVIEW**

- 1. The Board approved the following accounts to be turned over to the attorney for legal action –  
 Acct. 24401SF04089 – Remove oil stains, rust, residue, mildew, and/or discoloration from driveway  
 Acct. 24401PH03049 – Utilize your driveway/garage and refrain from parking in the street.  
 Acct. 24401PH04133 – Utilize driveway/garage and refrain from parking in the street.

**EXECUTIVE SESSION**

**VII. EXTERIOR MODIFICATION REPORT REVIEW**

- 1. The EMR report was presented and reviewed.

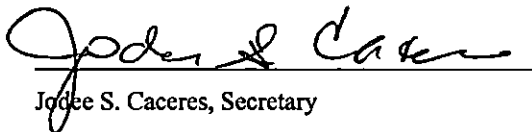
**VIII. DELINQUENCY REVIEW**

- 1. The outstanding delinquencies were presented and reviewed.

**IX. ADJOURNMENT**

There being no further business to discuss, a motion was made and seconded; all were in favor of adjourning the meeting at 7:45 PM.

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

  
 Jodee S. Caceres, Secretary

25 March 2026  
 Date