

Association of Green Trails Phase II Homeowners, Inc.

Minutes of Board of Directors

Meeting on January 13, 2022

A meeting of the Board of Directors (the “Board”) of the Association of Green Trails Phase II Homeowners, Inc. (the “Association” or “GTHOA”) was held on Thursday, January 13, 2022, at 6:00 P.M. via electronic conference. Mr. Tim Matava chaired the meeting and Ms. Heather Esteban recorded the minutes.

DIRECTORS PRESENT: Tim Matava, Kourtney Dixon, Jim Castles, Danielle Pilkinton and Kelley O’Brien.

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management.

CALL TO ORDER/ADOPTION OF AGENDA

The meeting was called to order at 6:00 P.M. The meeting was conducted in accordance with an agenda, a copy of which is attached hereto.

EXECUTIVE SESSION SUMMARY

- Accounts receivable report dated January 13, 2022 was reviewed.
- The inspection report dated January 11, 2022 was reviewed.

FINANCIALS

The Board was presented with preliminary financials. As of December 31, 2021, the financial statements reflected \$1,065,366.36 in total operating cash, \$105,227.61 in contingency accounts, \$990,398.91 in the Green Trails capital reserve fund, \$249,330.85 in the Forest capital reserve, \$126,216.42 in the Enclave capital reserve and accounts receivable consisting of \$7,714.45 in assessment receivables and \$166,625.90 in other receivables.

HOMEOWNER FORUM

Homeowner George Katsenes advised the Board that he has seen Yellowstone in the neighborhood this week and they are diligently working on the landscaping. Mr. Katsenes also asked the Board for an update on the community fences. The Board advised it would be discussed during this meeting.

Homeowner Nancy Wey asked the Board if they were still considering homeowner input for style and materials of the community fences. Ms. Esteban advised that a formal vote has not been taken so yes owners were still welcome to send in their opinions.

COMMITTEE REPORTS

Architectural Review – Kourtney Dixon advised there was nothing new to report.

Community Events – Kelley O’Brien advised the Adult Mixer Committee recently met and has plans for an adult trivia night event March 26th.

Enclave Neighborhood – Kourtney Dixon thanked homeowners Benton Baugh and David Matlock for volunteering to wrap all the trees with holiday lights in the common area along Noah Arbor and Benton Baugh for donating his electricity. The committee is currently reviewing bids to repaint the wrought iron entrance/exit gates. The committee has also recently received a multi-year landscaping master plan from Yellowstone for the entrance and Enclave specific common areas.

Finance – Adam Watts advised there was nothing to report.

First Impressions – Kourtney Dixon advised the committee has requested contract proposals that they will be presenting to the MUD at the next MUD meeting for vendor selection and approval.

Forest Neighborhood – Danielle Pilkinton advised the committee has also recently received a multi-year landscaping master plan from Yellowstone for the entrance and Forest specific common areas. A Homeowner offered to sandblast and paint the owner’s mailboxes in the Forest so thanks to him and his son almost all of the mailboxes have been painted. The committee has received one quote for painting the street sign poles and lamp posts for approximately \$15,000 and they are continuing to solicit quotes for this project.

Landscape – Kathy Burleson advised the trees in the median of Kingsland have been trimmed and she was very happy with the work done by Cody’s Tree Service. Additional tree trimming should be taking place soon around the detention pond as well as in cul de sac medians and all four parks south of Kingsland. The committee will be asking Yellowstone to look at the magnolias throughout the community.

Parks – Peter Olyniec advised there was nothing to report.

Patrol – Kourtney Dixon advised there was another accident at South Greenhouse where the road curves into Hanston Ct. Harris County has approved a traffic study for this area. Sgt. Ellis has suggested a stop sign be installed at Greenhouse and Crescent Green and rumble strips south of that intersection.

Perimeter Fence – Jim Haylett did not have a report for the Board; however, the Board reviewed the presentations given during the September and October meetings. A lengthy discussion was held, and the Board instructed Ms. Esteban to obtain a proposal from FenceCrete to install a floating brick wall throughout the community in place of the wooden fence. Kourtney Dixon advised she would speak with an engineer and get an opinion regarding the anticipated life expectancy of this type of fence.

Pool & Swim Team – Kelley O’Brien advised swim team registration begins March 1st.

Tennis – Jim Haylett advised the Board that the court reservation system was initiated in December 2020 and to date there are 294 registered residents. 2022 projects the committee is working on will be the new shade cover and bench at the Park Cypress court and the seepage problem at the Gerri Ayers court.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meeting held on December 9, 2021. After discussion and review the Board approved the minutes as presented.

BUSINESS

Large Contract Bid Solicitation Policy- The Board reviewed the policy and after discussion requested one change. A motion was made, seconded and approved by all to adopt the policy as amended.

Deed Restriction Hearing Policy- The Board reviewed the policy and after discussion a motion was made, seconded and approval by all to adopt the policy as presented.

ACC Denial & Appeal Hearing Policy – The Board reviewed the policy and after discussion a motion was made, seconded and approval by all to adopt the policy as presented.

Religious Display Policy – The Board reviewed the policy and after discussion a motion was made, seconded and approval by all to adopt the policy as presented.

Swimming Pool Enclosure Policy – The Board reviewed the policy and after discussion a motion was made, seconded and approval by all to adopt the policy as presented.

Security Measures Policy – The Board reviewed the policy and after discussion requested two changes. A motion was made, seconded and approved by all to adopt the policy as amended.

Mosquito Control Contract – The Board was presented with a renewal contract from Excalibur Mosquito Control. Ms. Esteban advised the Board that the cost had increased approximately 52% since last year so the vendor has been contacted to ensure the numbers are correct. The Board instructed Ms. Esteban to go out to bid on this contract and this item was tabled.

Pool Management Contract Amendment – The Board was presented with a contract amendment from A-Beautiful Pools for the 2022 pool season. After discussion and review a motion was made, seconded and approved by all to accept the contract amendment.

Splash Pad Management Contract – The Board was presented with a contract renewal from A-Beautiful Pools for the 2022 pool season. After discussion and review a motion was made, seconded and approved by all to accept the contract renewal.

Pool Parking Lot Restriping – The Board was presented with an estimate from D&C Contracting to restripe the parking lots at both pools. After discussion and review a motion was made, seconded and approved by all to accept the estimate.

2022 Annual Meeting – The Board reviewed the annual meeting notice and was asked to proofread and advise Ms. Esteban of any changes needed no later than January 18th so that the notice could be mailed out January 19th or 20th.

Action Item List – The Board reviewed the action item list and advised Ms. Esteban of updates/changes needed.

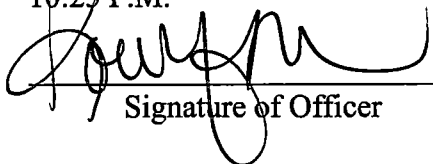
Other Business

Reserve Study – The Board discussed the reserve study planned for 2022. Kourtney Dixon advised the Board that three bids had been obtained and asked the Board to allow the committee to choose a reserve company that was within the budgeted amount. The Board approved her request.

SCHEDULE NEXT MEETING

The next Board meeting is set for Thursday, March 10, 2022 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 10:25 P.M.



Signature of Officer