

**Association of Green Trails Phase II Homeowners, Inc.  
Minutes of Board of Directors  
Meeting on April 12, 2022**

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**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 Tuesday, April 12, 2022, at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77218.**

**CONFIRM QUORUM:** Kourtney Dixon, Jim Castles, Danielle Pilkinton, Kelley O'Brien and Linda Muchisky were in attendance.

**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.

The Board adjourned to Executive Session at 6:00p.m. and reconvened back to regular session at 6:30 p.m.

**EXECUTIVE SESSION SUMMARY**

- Accounts receivable report dated April 8, 2022 was reviewed.
- The inspection report dated April 8, 2022 was reviewed.

**OPEN SESSION**

**ELECTION OF OFFICERS**

The Board discussed the officer positions and after discussion a motion was made, seconded and approved by all for the officers to remain in their current positions on the Board.

President – Kourtney Dixon  
1<sup>st</sup> Vice President – Danielle Pilkinton  
2<sup>nd</sup> Vice President – Kelley O'Brien  
Treasurer – Jim Castles  
Secretary – Linda Muchisky

**FINANCIALS**

The Board was presented with March 31, 2022 financials. As of March 31, 2022, the financial statements reflected \$1,759,781.007 in total operating cash, \$105,175.25 in contingency accounts, \$990,639.14 in the Green Trails capital reserve fund, \$249,361.63 in the Forest capital reserve, \$126,224.93 in the Enclave capital reserve and accounts receivable consisting of \$85,029.13 in assessment receivables and \$221,838.41 in other receivables.

**COMMITTEE REPORTS**

Architectural Review – Kourtney Dixon advised the committee is still looking for one more volunteer. The committee is going to begin reviewing the guidelines and update them to match the new state laws.

Community Events – Kelley O'Brien advised the community egg hunt was this coming Saturday and the concert in the park is scheduled for May 7<sup>th</sup>. Water aerobics will begin in May.

Enclave Neighborhood – Kourtney Dixon advised the vehicle gate motor and the EZ tag reader both needed repairs, the gates were painted and new landscaping was installed.

Forest Neighborhood – Danielle Pilkinton advised the landscape extras were installed.

Landscape – Kathy Burluson advised she had spoken to Harris County Flood Control District about dead trees infested with pine bark beetle on their property. HCFCD finally cut down the trees as well and the invasive species growing in the flood control ditch. She reviewed all of the monuments with Yellowstone and compiled a list of freeze damage, the initial quote for replacement is \$22,574.00 however that is not a final number.

Perimeter Fence – Danielle Pilkinton advised that the committee is reaching out to vendors to request estimates and meetings with each vendor at the end of the month.

Pool & Swim Team – Kelley O'Brien advised she met with a pool designer to get ideas and numbers on potential upgrades. Swim team registration is full with 224 swimmers.

Tennis – Jim Haylett gave an update on repairs to lights, net poles and the key card reader. The committee decided against installing a new shade cover at Park Cypress and is replacing the bench and existing awning instead.

#### **DISPOSITION OF MINUTES**

The Board was presented with the minutes from the meeting held on March 10, 2022. After discussion and review the Board approved the minutes as presented.


#### **BUSINESS**

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

#### **SCHEDULE NEXT MEETING**

The next Board meeting is set for Thursday, May 12, 2022 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 9:15 P.M.

  
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Signature of Officer