

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on June 9, 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 Tuesday, June 9, 2022, at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77218.

CONFIRM QUORUM: Kourtney Dixon, Jim Castles, Danielle Pilkinton and Linda Muchisky were in attendance. Kelley O'Brien was not 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 June 5, 2022 was reviewed. The Board approved sending accounts delinquent on 2022 maintenance assessments to the attorney for collections.
- The inspection report dated June 6, 2022 was reviewed.
- The Board reviewed a payment plan request from Account #137P0101004 and denied the request as presented but approved a payment plan that would have the balance due paid in full before the end of 2022.

OPEN SESSION

FINANCIALS

The Board was presented with preliminary May 31, 2022 financials. As of May 31, 2022, the financial statements reflected \$1,021,944.22 in total operating cash, \$196,921.76 in contingency accounts, \$1,189,810.93 in the Green Trails capital reserve fund, \$258,906.25 in the Forest capital reserve, \$130,800.41 in the Enclave capital reserve and accounts receivable consisting of \$32,051.82 in assessment receivables and \$238,977.59 in other receivables.

HOMEOWNER FORUM

Homeowner George Katsenes asked the Board how committee reports would be communicated to homeowners since committee reports are no longer going to be part of the monthly Board meetings. Ms. Esteban recommended asking each committee to send in a written report each month that can just be attached to the meeting minutes.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meeting held on May 12, 2022. After discussion and review the Board approved the minutes as presented.

BUSINESS

Reserve Study – The Board was presented with the draft reserve study for review. The Board scheduled a workshop meeting for June 27, 2022 to go over the reserve study. The Board asked each committee

chair to review their section of the reserve study and have comments back to the Board before or at the meeting June 27, 2022.

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

Consideration of Uncorrected Deed Restriction Violations for Authorization for Initiation of Lawsuit – The Board approved filing a lawsuit for uncorrected deed restrictions on Account #137C0103012.

Park Lights – Peter Olyniec presented the Board with a plan to remove all tree lights in the parks and replace with LED bollard lights. The Board asked Mr. Olyniec to clarify a few items and then send them the updated information.

SCHEDULE NEXT MEETING

The next Board meeting is set for Thursday, July 14, 2022 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:10 P.M.



Signature of Officer