

Association of Green Trails Phase II Homeowners, Inc.

Minutes of Board of Directors

Meeting on July 14, 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, July 14, 2022, at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77218.

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

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

CALL TO ORDER/ADOPTION OF AGENDA

The meeting was called to order at 6:20 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 6:20p.m. and reconvened back to regular session at 6:35 p.m.

EXECUTIVE SESSION SUMMARY

- Accounts receivable report dated July 8, 2022 was reviewed.
- The inspection report dated July 9, 2022 was reviewed.

OPEN SESSION

YELLOWSTONE LANDSCAPE

The Board met with representatives from Yellowstone Landscape to discuss concerns and communication. During the discussion the following clarifications and instructions were agreed upon:

- Green Trails is to send all communication to Marvin Mejia.
- All communication to Marvin Mejia should come from Linda Muchisky and/or Kathy Burleson.
- Communication regarding the First Impressions contract will come from David Lehman.
- Color selections should be recommended by Yellowstone.
- Irrigation reports will be sent monthly to Crest for distribution to the Board and Committee members.

FINANCIALS

The Board was presented with preliminary June 30, 2022, financials. As of June 30, 2022, the financial statements reflected \$833,119.09 in total operating cash, \$196,926.10 in contingency accounts, \$1,188,953.30 in the Green Trails capital reserve fund, \$259,107.05 in the Forest capital reserve, \$130,967.64 in the Enclave capital reserve and accounts receivable consisting of \$26,923.93 in assessment receivables and \$233,417.13 in other receivables.

Ms. Esteban asked the Board about closing some bank accounts and moving the funds to the CIT sweep account to make updating Board member changes easier each year. The Board agreed and asked that Crest send a list of recommended accounts to close to Jim Castles.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meeting held on June 9, 2022. After discussion and review the Board approved the minutes with one change.

BUSINESS

Reserve Study – Mrs. Dixon advised that all comments and revisions to the reserve study should be sent to Lone Star by Wednesday, July 20th. Ms. Esteban is to contact Lone Star and ask if a phone call can be scheduled with the Board to discuss the recommendations on funding.

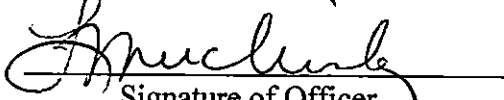
Action Item List – The Board reviewed the action item list and advised Ms. Esteban of updates/changes needed.

Park Lights – Peter Olyniec advised the Board that two bollards have been installed at the Pocket Park and the electrical wires in the trees had been removed from the lower portion of the trees. The Board was asked to go by and look at the new lighting so that a decision could be made on moving forward with bollard lights in the other parks where there are existing tree lights. Mr. Olyniec also advised that similar electrical work had been completed inside the Gerri Ayers pool area. Two lights were added to existing pole lights to replace non-working tree lights and the electrical wires were removed from the lower portion of the trees.

SCHEDULE NEXT MEETING

The next Board meeting is set for Monday, August 15, 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

July 2022 Committee Reports

Community Events

Unfortunately, our annual 4th of July parade and Pool Party was canceled this year due to lack of help.

Wacky Wednesday activities are continuing throughout summer, look for weekly sign up sent through eblast.

Water aerobics is continuing on Saturdays at 9am at Gerri Ayers Pool

Dive In movie is planned for Saturday 8/27. More info to follow!

We are looking for help for Fall Festival, Fall adult mixer and Holiday in the Park. If you are interested in helping, please contact Kelley at obrienkelley97@gmail.com.

Pickleball

Pickleball continues to be the fastest growing sport in America (up 39% in the last two years). The sport is very easy to pick up and can be played by any age group - from 8 to 80! We are committed to fostering and supporting the pickleball community in Green Trails 2. We held our 1st beginner's clinic on April 2 and our 1st Round Robin tournament on May 14th. We intend to hold another clinic and tournament this fall and would like to make this an annual series of events (2 clinics & 2 tournaments). We have also held several social events "off-the-court" to build friendships and introduce new players to the sport. We are actively looking for volunteers to serve on several committees and welcome anyone who wants to learn and help grow this fantastic sport!

Community Fence

The committee is requesting estimates to replace the fences in the Park Cypress area and hopes to have all estimates to the Board before the August Board meeting. Options being considered are:

- Replacement to match existing
- Standard wood fence with metal fence posts
- Composite fence along Barker Cypress, wood fencing along Park Cypress, Cypress Run and Cypress Chase

Volunteers Needed

Volunteers are needed for the ARC Committee, Sidewalk Committee and Finance Committee