

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on August 15, 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 Monday, August 15, 2022, at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77218 and via Microsoft Teams

CONFIRM QUORUM: Kourtney Dixon, Jim Castles, Kelley O’Brien, Danielle Pilkinton 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 6:05 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 6:05p.m. and reconvened back to regular session at 6:30 p.m.

EXECUTIVE SESSION SUMMARY

- Accounts Receivable Report dated August 6, 2022 was reviewed.
- The Enforcement Action Report dated August 9, 2022 was reviewed and the Board approved sending 3 accounts to the attorney for failure to correct deed restriction violations.
- The inspection report dated August 9, 2022 was reviewed.

OPEN SESSION

2021 DRAFT AUDIT REVIEW

The Board met with Tish Albarado with Barry Wuntch’s office to discuss the draft audit. Mrs. Albarado reviewed the audit and addressed all questions raised by the Board regarding the audit.

FINANCIALS

The Board was presented with preliminary July 31, 2022, financials. As of July 31, 2022, the financial statements reflected \$1,004,965.65 in total operating cash, \$196,928.35 in contingency accounts, \$1,189,234.09 in the Green Trails capital reserve fund, \$259,117.55 in the Forest capital reserve, \$130,970.91 in the Enclave capital reserve and accounts receivable consisting of \$20,046.03 in assessment receivables and \$37,696.81 in other receivables.

HOMEOWNER FORUM

An owner in attendance asked the Board for an update on replacing the community fence. The Board advised the committee is working on the request for proposal.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meeting held on July 14, 2022. After discussion and review the Board approved the minutes as presented.

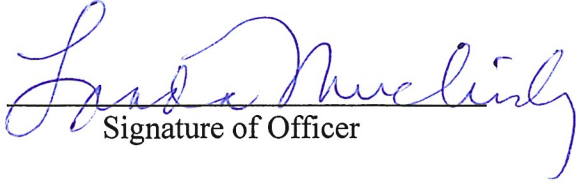
BUSINESS

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, September 8, 2022 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:30 P.M.


Signature of Officer

There were no committee reports submitted for the August meeting.