

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on September 8, 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, September 8, 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 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 6:05p.m. and reconvened back to regular session at 6:38 p.m.

EXECUTIVE SESSION SUMMARY

- Accounts Receivable Report dated September 8, 2022 was reviewed.
- The Inspection Report dated September 6, 2022 was reviewed.

OPEN SESSION

2023 COMMITTEE BUDGET REQUESTS

The Board was presented with the 2022 budget requests for the parks committee, landscape committee, tennis committee and pickleball committee, and each request was discussed in detail.

FINANCIALS

The Board was presented with preliminary August 31, 2022, financials. As of August 31, 2022, the financial statements reflected \$836,853.78 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 \$25,067.30 in assessment receivables and \$49,308.09 in other receivables.

HOMEOWNER FORUM

An owner in attendance commented that when she wants to play pickleball sometimes the courts are booked at Park Cypress while having open courts at Gerri Ayers.

An owner in attendance stated that pickleball has been fabulous and it has helped them meet so many of their neighbors.

An owner in attendance stated that she hasn't used any of the amenities since her kids were young. She also does not like the pickleball players being pitted against the tennis players.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meeting held on August 15, 2022. After discussion and review the Board approved the minutes as presented.

BUSINESS

Committee Reports

Tennis Committee – Jim Haylett advised the vendor for the pickleball nets is out of stock until the end of the year. They have submitted a backorder for new nets to be filled when the vendor receives a shipment. He also presented statistics for court usage at both locations for tennis and pickleball in Green Trails. He also presented statistics on the growth rate in the US for tennis and pickleball.

Pickleball Committee – John Barajas presented statistics for court usage at Park Cypress as well as statistics for growth rate if pickleball popularity continues at it's current rate of growth.

Parks Committee – Peter Olyniec advised the Board that the tree lights had been remove at the Pocket Park as well as Wisdom Woods Park and the new bollard lights have been installed.

Landscape – Kathy Burleson advised the Board that she has compiled a list of all plants installed this year by Yellowstone that have now died and should be covered under warranty.

Fence – Danielle Pilkinton advised the RFP for the fence work is being sent out next Monday, September 12th.

Pool – Kelley O'Brien advised that new lights have been installed at the pool thanks to Peter Olyniec. She advised they are still working on getting bids for potential pool remodel.

Community Events – Kelly O'Brien advised the Dive In movie was a success and the next event will be the Fall Fest.

Administrative Contract Addendum – The Board was presented with a contract addendum from Crest Management to extend the contract for one year beginning January 1, 2023. The Board asked Ms. Esteban to ask for a two year renewal.

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

Collection Enforcement Actions – The Board authorized filing a lawsuit for collection of delinquent accounts up to and including foreclosure on the accounts below:

137P1203024	137P0102015
137P0201024	137P1401003
137P0201017	137P0906002
137P0705031	


Ratification of Decisions Made Between Meetings – The Board ratified the following decisions:

- August 16, 2022 the Board approved the 2021 draft audit.
- August 30, 2022 the Board approved the renewal contract with Harris County for Constable patrol at a total cost of \$388,000 for a 1 year contract beginning October 1, 2022

SCHEDULE NEXT MEETING

The next Board meeting is set for Thursday, October 13, 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.



Linda Muchisky (Jan 12, 2023 12:42 CST)
Signature of Officer