

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on January 12, 2023**

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, January 12, 2023 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77218 and via Microsoft Teams

CONFIRM QUORUM: Kourtney Dixon, Danielle Pilkinton, Kelley O’Brien and Linda Muchisky were in attendance. Jim Castles was not able to attend.

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management. Committee Chairs John Barajas, Kathy Burleson, Jim Haylett and Peter Olyniec were also in attendance.

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 January 11, 2023 was reviewed.
- The Inspection Report dated January 10, 2023 was reviewed.

OPEN SESSION

PRECINCT 5 CONSTABLE

Sgt. Ellis was in attendance and provided the Board an update on his recent ALERRT training conference in Maryland for active attack training. Sgt. Ellis also discussed the benefits of Flock cameras to the community and the local police.

PREPARED PUBLICATIONS

The Board met with Monty Campbell with Prepared Publications to discuss website updates needed and how to best communicate to the homeowners.

FINANCIALS

The Board was presented with preliminary December 31, 2022, financials. As of December 31, 2022, the financial statements reflected \$966,515.56 in total operating cash, \$247,112.72 in contingency accounts, \$984,552.98 in the Green Trails capital reserve fund, \$259,459.71 in the Forest capital reserve, \$131,193.21 in the Enclave capital reserve and accounts receivable consisting of \$22,138.04 in assessment receivables and \$73,759.27 in other receivables.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meetings held on December 7, 2022. After discussion and review the Board approved the December 7, 2022 minutes as presented.

BUSINESS

2023 Annual Meeting – The Board reviewed the annual meeting notice and instructed Ms. Esteban of guest speakers to invite.

Reserve Study – The Board discussed the reserve study completed by LS Reserve Studies, LLC on April 28, 2022. A motion was made seconded and carried to approve the reserve study with the note that not all changes requested by the Board were made by the reserve consultant. The Board plans on purchasing reserve software to make updates.

Committee Reports

ARC – The committee advised that a third member has joined the ARC committee. The committee is now looking for a volunteer to help review and update the ARC guidelines.

Community Events – The committee advised volunteers are needed. The committee wants to plan an adult mixer in March.

Enclave – The committee advised that vehicles have been entering the community through the exit gate. Vandals are also breaking the exit gate motors. They will be adding a master lock with a code to the breaker panel to control access.

Landscape – The committee advised the herb garden at Park Cypress is being removed. Tree trimming will begin next week and they are working around the detention pond to trim trees.

Parks – The committee advised they have been completing normal maintenance at the parks. Sidewalk repair work throughout the community to begin next week.

1st Impressions – The committee advised the new county commissioner is wanting to improve Barker Cypress at I10 and will be adding sidewalks and moving trees.

Fence – The committee advised phase 1 of the fence has been completed and they will obtain bids for phase 2.

Pickleball – The committee advised the court resurfacing at Park Cypress is scheduled for this month. Two new nets have been installed and two more will be purchased. The committee is working on a calendar of events for this year.

Tennis – The committee advised the contractor will be changing the phone lines at the gates from analog to digital.

SCHEDULE NEXT MEETING

The next Board meeting is the annual meeting and is set for Thursday, February 9, 2023 at 7:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 10:15 P.M.

Signature of Officer