

**Association of Green Trails Phase II Homeowners, Inc.**  
**Minutes of Board of Directors**  
**Meeting on May 11, 2023**

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**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, May 11, 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, Jim Castles, Kelly O'Brien and Linda Muchisky were in attendance.

**ALSO PRESENT:** Heather Esteban and Joanne McIntyre of Crest Management. Committee Chairs Jim Haylett, John Barajas, Kathy Burleson and Peter Olyniec and 5 homeowners 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 6:00 p.m. and reconvened back to regular session at 6:30 p.m.

**EXECUTIVE SESSION**

- Accounts Receivable Report dated May 10, 2023 was reviewed.
- The Inspection Report dated May 10, 2023 was reviewed.

**OPEN SESSION**

**FINANCIALS**

The Board was presented with April 30, 2023 financials. As of April 30, 2023, the financial statements reflected \$1,414,454.26 in total operating cash, \$247,332.91 in contingency accounts, \$980,138.49 in the Green Trails capital reserve fund, \$276,050.31 in the Forest capital reserve, \$139,632.41 in the Enclave capital reserve and accounts receivable consisting of \$78,167.21 in assessment receivables and \$71,382.50 in other receivables. The Board requested to review the preliminary financial data no later than the Friday before the monthly meeting.

**HOMEOWNER FORUM**

Homeowner Susana Hansen expressed her concerns to the Board regarding the use of Round Up in the common areas. She explained the previous landscape company used to post signs when Round Up was used so that owners would avoid walking in those areas. The current landscape company is using a green dye to mark treated areas, but it is not easy to see and the owner would like to see signs put out again. The Board agreed to talk to our Landscaping company about this concern. Homeowner Susana Hansen offered to volunteer.

Homeowner Carter Cochran asked the Board if there had ever been any discussion about prohibiting garage sales and estate sales or limiting the length of time and duration of sales. The Board advised that the topic has not come up before and that they would check the declaration as well as state laws and discuss.

**COMMITTEE REPORTS**

ARC – Kourtney Dixon requested that Crest drop off binders with all the CCRS to the committee members.

Community Events – Kelley O'Brien advised that beginning May 20<sup>th</sup> water aerobics would be held every Saturday and Wacky Wednesdays would be every other Wednesday. 4<sup>th</sup> of July planning is in the works for the pool party and parade.

Enclave – Kourtney Dixon advised they are still working on the decorative fountain and they are looking for one with a variable speed motor. Eight trees died during the freeze that need to be replaced.

Forest – Danielle Pilkinton advised landscaping in the Red Cedar cul de sac had been replaced as well as a few items at the entrance.

Finance – Jim Castles advised he will be working with Crest on investment accounts.

First Impressions – Kourtney Dixon reported that the MUD bill is prepaid and the planters look good. New roses have been planted.

Landscape – Kathy Burleson advised they are working in the Park Cypress area and just completed the landscape replacement at the monument on I10. There was discussion about the continued working relationship with Yellowstone and the lack of irrigation reports and it was agreed that Linda Muchisky would set up a meeting with them to discuss.

Parks – Peter Olyniec advised he did not yet have an update on the schedule of the light pole removal and that updates to the Park Reservation form are in progress. Crest agreed to make the changes and send to the Board for review.

Patrol – Linda Muchisky advised the most recent report showed the activity in Green Trails is mostly self-initiated and that overall, the numbers are down.

Perimeter Fence – Danielle Pilkinton advised that the contract is signed for Phase 2.

Pickleball – John Barajas advised the beginner's clinic held April 29<sup>th</sup> was a success with 40 people and 9 coaches in attendance. The committee asked the Board to clarify the rules for the Park Cypress court as they are out of date since pickleball is now jointly using the court with Tennis. Linda Muchisky agreed to add the new rules to the website. The Board requested that Jim Haylett check to see if the Court Reservation system could be changed to accept reservations lasting only one hour during high usage times.

Pools – Kelley O'Brien advised that swim team began May 1<sup>st</sup>, the Park Cypress pool opened the first weekend in May and Gerri Ayers will open May 26<sup>th</sup>. She is looking into having a Red Cross certification class at the pool. The Board requested that Heather Esteban consolidate the pool data on reports generated on usage and that the pool hours are updated on the website.

Tennis – Jim Haylett provided the Board with statistics showing pickleball and tennis court usage at the Park Cypress court and asked the Board that tennis players still be allowed to schedule lessons at the Park Cypress court and that there be one set of rules for both Gerri Ayers and Park Cypress. Homeowners suggested that chairs on the courts and music could be hazardous. Another homeowner suggested that the Board will need to already plan for increased usage for the future.

Danielle Pilkinton advised that the Board would review the court rules. She also instructed the Pickleball and Tennis Committees to send all proposals directly to her and she will coordinate between the committees and the Board.

Website & Communications – Linda Muchisky advised several updates had been made to the website this past week. She also advised that the website had 11,000 visits in the last year.

**DISPOSITION OF MINUTES**

The Board was presented with the minutes from the meetings held on April 19, 2023 and tabled review and approval of the minutes.

**NEW BUSINESS**

No new business was presented. But the following action items were raised:

- Fix the drinking fountain water bottle filler.
- Crest was requested to e-mail the welcome packet to the Board and then follow-up at the next meeting.
- Heather Esteban to follow-up with the insurance company about a tree damaged in auto accident.

**SCHEDULE NEXT MEETING**

The next Board meeting is set for Tuesday, June 13, 2023 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:45 P.M.

  
Signature of Officer