

Association of Green Trails Phase II Homeowners, Inc.

Minutes of Board of Directors

Meeting on June 13, 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 Tuesday, June 13, 2023 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77218 and via Microsoft Teams

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

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management. Committee Chair Kathy Burleson and 1 homeowner were also in attendance. On the phone, Ed Crawford joined.

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 SUMMARY

- The Board met with the owners of Account #137P1801011 to discuss the appeal of the owners denied room addition application.
- The Board met with the owners of Account #137P1503004 to discuss the appeal of the owners denied gazebo application.
- Accounts Receivable Report dated May 10, 2023 was reviewed.
- The Inspection Report dated May 10, 2023 was reviewed.
- Discussion about a homeowner's desire to communicate through the Green Trails website. It was suggested the HOA no longer participate with the digital newsletter offered by Krenek Printing. Crest was asked to check with Prepared Publications to see if the website can allow homeowners register for community events. Crest agreed to cross check registered names against a master list to ensure they are residents.

OPEN SESSION

FINANCIALS

The Board was presented with May 31, 2023, financials. As of May 31, 2023, the financial statements reflected \$1,240,706.15 in total operating cash, \$247,539.69 in contingency accounts, \$922,726.51 in the Green Trails capital reserve fund, \$276,784.57 in the Forest capital reserve, \$134,980.16 in the Enclave capital reserve and accounts receivable consisting of \$65,462.76 in assessment receivables and \$85,804.24 in other receivables.

HOMEOWNER FORUM

There was no homeowner input.

COMMITTEE REPORTS

ARC – Currently have 3 volunteers and looking for one additional to look at guidelines and make updates required by legislation and current building practices.

Community Events – Kelley O'Brien advised that we held our first Wacky Wednesday and snow cone day. 4th of July planning is in the works for the pool party and parade. Next week will be succulents at the park. Water aerobics is going well and water weights were recently purchased.

Enclave – Kourtney Dixon wrote in that the fountain pumps were replaced with a timer and bids to replace light bulbs and paint mailboxes black. Additional bids are being requested. Landscape has been updated. They are waiting on Forest to get third bid so that we can decide and proceed with the project together.

Forest – Danielle Pilkinton advised that stop signs are needed.

Finance – Jim Castles advised he continues to work with Crest on investment accounts.

Landscape – Kathy Burlison advised they are trying to finish up plantings due to heat and ensuring that bubblers are on the trees. Plant sizes were not correct and being adjusted. The focus will now be on watering. Three trees with pine bark beetles were found and will need treatment. Linda Muchisky reported on the recent meeting with Evan Martinez from Yellowstone Landscape. She summarized their commitments to us. She also suggested putting the irrigation reports on our portal. Finally, she reported that bridge repair is needed at Allview and Baker Roads and a note will be sent to Crest about that so that it can be reported to Harris County

Parks – Danielle Pilkinton reported on the update of the Pavilion reservation form. The motion to finalize the form was seconded and approved. The repair of the light post at Crescent Green is being completed.

Patrol – Linda Muchisky advised the most recent report showed the activity in Green Trails has increased and there were two accidents. Speed enforcement is ongoing at Kingsland. Regarding the "homeless camp" nearby, Sergeant Ellis told Crest to give Pappa Corp (who owns the land) information so they can take action.

Pickleball – Nothing to report.

Pools – Kelley O'Brien advised that there was a broken nose incident and miscellaneous minor complaints. Proper attire is being formalized and sent out to homeowners.

Reserve Study – Kourtney Dixon met with Ed Crawford recently to discuss how to manage our own reserve study information. Mr Crawford reported that they are reviewing alternatives for reviewing and analyzing the data, along with scenario planning.

Tennis – Greg Kubala on behalf of Jim Haylett indicated that the upgrade from analog to digital at both courts is completed. Both pool gates are working. A new card reader was installed at Gerri Ayers. An estimate from ICSH for the gate at Park Cypress is being reviewed for repair. There will be a junior tennis clinic held this coming week. He reported on an increase in reservations overall. He reported that the grass near the Gerri Ayers courts is burned and will need attention.

Website & Communications – Linda Muchisky advised several updates had been made to the website including an update to pool hours and the updated court reservation form.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meetings held on April 19 and May 11, 2023 and after discussion and review approved the minutes as presented.

BUSINESS

Pavilion Reservation Release & Indemnification – The Board reviewed the changes to the release form and after review a motion was made, seconded and approved by all to accept the changes as presented.

Action Item List – Ms. Esteban reviewed the action item list.

Vote on Hearing Account #137P1503004 Denied Gazebo – A motion was made to approve a variance for the gazebo application contingent on the owner being aware the slab for the gazebo is located in the utility easement and the Association is not liable if a utility company damages or removes the slab or gazebo while needing access to the easement. The motion was seconded and approved by all.

Vote on Hearing Account #137P1801011 Denied Room Addition – A motion was made, seconded and approved by all to approve the room addition application as submitted.

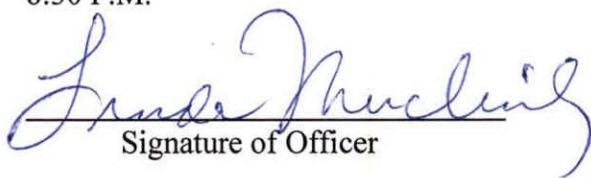
Other Business:

- Upcoming MUD meeting on Monday, June 19th
- The MUD plans to install a water well

SCHEDULE NEXT MEETING

The next Board meeting is the annual meeting and is set for Thursday, July 13, 2023 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