

Association of Green Trails Phase II Homeowners, Inc.

Minutes of Board of Directors

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

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

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management. Committee Chairs Kathy Burleson, Jim Haylett and John Barajas and 1 homeowner 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 initiated the Executive Session at 6:00 p.m. and reconvened to regular session at 6:45 p.m.

EXECUTIVE SESSION SUMMARY

- Accounts Receivable Report dated July 10, 2023 was reviewed.
- The Enforcement Action Report dated July 8, 2023 was review.
- Inspection Report dated June 15, 2023 was reviewed. The Board instructed Crest to only send letters to homeowners who leave their trash can on the curb to reduce the number of letters going out.

OPEN SESSION

FINANCIALS

The Board was presented with June 30, 2023 financials. As of June 30, 2023, the financial statements reflected \$1,105,368.32 in total operating cash, \$247,562.96 in contingency accounts, \$857,612.08 in the Green Trails capital reserve fund, \$276,847.00 in the Forest capital reserve, \$134,291.08 in the Enclave capital reserve and accounts receivable consisting of \$51,199.62 in assessment receivables and \$98,808.50 in other receivables.

HOMEOWNER FORUM

A homeowner asked if a designated off-leash dog area has been discussed. Kourtney mentioned the time frame to bring forth ideas. The fences along the bayou should be the same color but it was explained that they are not covered by the HOA but homeowners could start an initiative to change the color.

COMMITTEE REPORTS

ARC – Kourtney had nothing

Community Events – Danielle Pilkinton reported that the July 4th festivities were good.

Enclave – Kourtney reported that the gate continues to have issues and there is an electrical problem which is being reviewed. Landscaping is struggling.

Finance – Cash worksheet will be forwarded to Crest for regularly updating. This sheet will be looking at investment options. John Barajas indicated that we need an investment strategy.

First Impressions – Nothing to report.

Forest – Danielle Pilkinton reported that the stop sign is still not installed. Three new families have moved into the neighborhood.

Landscape – Kathy Burleson reported that a few trees were removed from pine bark beetles. Linda indicated that the board is working on the contractual items and more irrigation and mulching.

Parks – Nothing to report.

Patrol – Linda Muchisky reported that the number of calls have increased but incidents are down.

Pickleball – John Barajas reported that the Memorial Day open play event was successful with 40 people. Another event on the 4th of July was well attended with 45 people. Yesterday, the four pickleball nets were cut at Park Cypress. Kourtney Dixon reported that there is a law about signage to report having a camera. She reported that the board will push our vendors to fix the gate. It was discussed posting a note about if you saw something, say something.

Pools – Kourtney Dixon reported that the lifeguards are not letting people in the deep end so a discussion will be had with the lifeguard company.

Reserve Study – Kourtney Dixon will set up a meeting with the Crawfords to discuss plans for reserve study software.

Tennis – Jim Haylett reported that the Junior tennis clinic was held with 44 kids and a tennis pro and 10 volunteers. Repair of the gate at Park Cypress was discussed in May with ICSH but it wasn't wired up. The communication with DSX box is not working so they are working with ICSH to fix that. Jim will send a list of approved vendors to Kourtney Dixon. Jim is reviewing ways to replace the card reader system since its obsolete.

Website & Communications – Linda Muchisky reported that she will be updating the website and Facebook with information about vandalism, pine barks and trash management based on feedback at this meeting.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meeting held on June 13, 2023 and after discussion and review approved the minutes as presented.

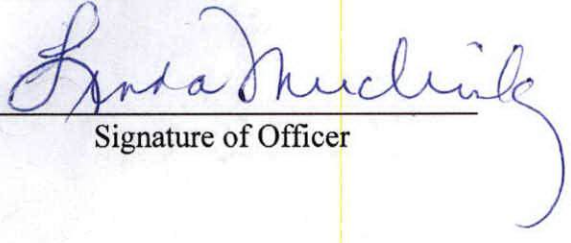
OTHER BUSINESS

- MUD water well updates have been requested and Kourtney Dixon suggested that we monitor this.
- Action Item List – Ms. Esteban reviewed the action item list.

SCHEDULE NEXT MEETING

The next Board meeting is the annual meeting and is set for Thursday, August 10, 2023 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:20 P.M.


Signature of Officer