

Association of Green Trails Phase II Homeowners, Inc.

Minutes of Board of Directors

Meeting on August 10, 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, August 10, 2023 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams

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

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management. Committee Chairs Kathy Burleson, Peter Olyniec and John Barajas and 1 homeowner/proxy for a committee chair were also in attendance.

CALL TO ORDER/ADOPTION OF AGENDA

The meeting was called to order at 6:00 P.M. and initiated the Executive Session. The meeting was conducted in accordance with an agenda, a copy of which is attached hereto. The Open Session was convened at 7:25 pm.

EXECUTIVE SESSION SUMMARY

- The Board met with the owners of Account #137C0302034 to discuss the denied home construction application.
- Accounts Receivable Report dated August 10, 2023 was reviewed. The Board approved sending five accounts on to the attorney for initial demand letters.
- The Enforcement Action Report dated August 4, 2023 was reviewed. The Board approved sending one account to the attorney for failure to comply with the deed restrictions.
- Inspection Report dated August 4, 2023 was reviewed.
- The Board discussed creating guidelines for organizations that want to sponsor an event within Green Trails.

OPEN SESSION

HOMEOWNER FORUM

Gerri Ayers called in to report that Second Baptist would like to sponsor an event on Sat Sep 16 from 10 am – 12 pm. The Board asked for time to discuss this and get back with them.

FINANCIALS

The Board was presented with July 31, 2023 financials. As of July 31, 2023, the financial statements reflected \$980,636.28 in total operating cash, \$247,576.07 in contingency accounts, \$858,102.75 in the Green Trails capital reserve fund, \$276,848.44 in the Forest capital reserve, \$132,291.08 in the Enclave capital reserve and accounts receivable consisting of \$41,352.69 in assessment receivables and \$82,809.80 in other receivables.

COMMITTEE REPORTS

ARC – Kourtney Dixon reported that they are looking for someone to update the guidelines.

Community Events – Kelley O’Brien reported Dive In Movie Night in August, Adult Mixer in November and Fall Festival in October. Nottingham HOA invited Green Trails to participate in their National Night Out event on October 3rd.

Enclave – Kourtney Dixon advised the light poles and mailboxes are scheduled to be painted soon.

Finance – Nothing to report. Next month will begin the official budget season.

First Impressions – Kourtney Dixon has nothing to report.

Forest – Danielle Pilkinton reported that new street signs and landscaping are being installed.

Landscape – Kathy Burlison reported lots of dry areas and broken sprinkler heads likely due to the grass being cut too short. Linda Muchisky reported that she contacted Yellowstone to ask for better weeding and she noted that the irrigation report was not received this month.

Parks – Peter Olyniec showed photos on improvements made in the parks including lighting and leveling out the grounds. There is a duck in the pool and Crest agreed to contact a wildlife organization to try to have it removed.

Patrol – Linda Muchisky reported that the call volume to the constables has gone up mainly due to vacation watches. There has been more vandalism at Park Cypress and the constables are stepping up their attention to the area.

Pickleball – John Barajas reported that the padlock on the gate at Park Cypress has been destroyed again. He reported that it is believed that the lighting on the courts can be turned on anytime of night allowing people to sneak on and use the facilities. He reported that a homeowner saw someone climb the fence to the pool. A small event was held last week for National Pickleball Day. 132 members are now on the pickleball facebook page, he indicated. A discussion was had about installing cameras and Heather Esteban reported on guidelines regarding the use of cameras. The gate is repaired at Park Cypress but needs the card entry system working.

Pools – Kourtney Dixon reported that improvements to the pools will be planned for the next budget season and priority will likely be given to starting with Gerri Ayers pool.

Reserve Study – Kourtney Dixon reported that she set up a meeting with our Reserve Study management experts to prepare for updates in the next season.

Tennis – Greg Kubala reported on Jim Haylett’s behalf that there have been reports of people feeling faint in the extreme heat. The Tennis League schedules are out but some schedules won’t be out until August 23rd.

Website & Communications – Linda Muchisky reported on updates to the website on vandalism, pine bark beetles and trash pickup.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meeting held on July 13, 2023 and after discussion and review, they were approved and signed.

OTHER BUSINESS

MUD 345 Request for Sanitary Control Easement – The Board reviewed a request received from Harris County 345 for a sanitary control easement. The Board instructed Ms. Esteban to send the request to the Association’s attorney for review.

Brick Wall Repairs – The Board was presented with an estimate from Houston Fence Company to repair the brick wall throughout the community, including mortar cracks as well as loose and missing bricks. After discussion and review a motion was made, seconded and carried to approve the estimate from Houston Fence at a total cost of \$31,408.79.

Wood Fence Replacement – The Board was presented with an estimate to replace a section of HOA fence behind three houses on E. Larah Lane. The Board instructed Ms. Esteban to add this replacement to phase three of the total fence replacement.

Pressure Washing – The Board reviewed three estimates for pressure washing the monument signs and pool facilities. After discussion the Board decided to hold off on pressure washing until the spring.

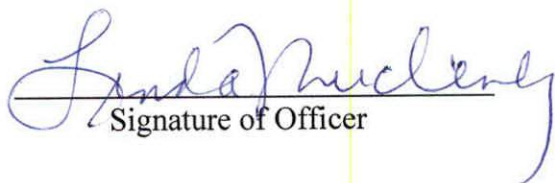
Action Item List – Ms. Esteban reviewed the pending action items.

Account #137C0302034 Variance Request – After discussion the Board voted to deny the variance request as presented. The Board stated the new home construction must be at least 50% stone or masonry on the front facing side of the home.

SCHEDULE NEXT MEETING

The next Board meeting is set for Thursday, September 14, 2023 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 10:00 P.M.


Signature of Officer