

**Association of Green Trails Phase II Homeowners, Inc.  
Minutes of Board of Directors  
Meeting on September 14, 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, September 14, 2023 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams**

**CONFIRM QUORUM:** Kourtney Dixon, Jim Castles, Danielle Pilkinton, Kelley O’Brien and Linda Muchisky were in attendance.

**ALSO PRESENT:** Heather Esteban and Joanne McIntyre of Crest Management.

**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 6:40 pm.

**EXECUTIVE SESSION SUMMARY**

- Accounts Receivable Report dated September 7, 2023 was reviewed.
- The Enforcement Action Report dated September 8, 2023 was reviewed.
- Inspection Report dated September 8, 2023 was reviewed.

**OPEN SESSION**

Kourtney Dixon reviewed protocols for the meeting with all attendees. She announced that we will be presenting a list of volunteer needs each month going forward and we reviewed this month’s list.

**2023 COMMITTEE BUDGET REQUESTS**

**Community Events** – Kelley O’Brien reported that we would like to increase water aerobics. Combine adult mixers and spring concert. In summary, the budget should be relatively the same.

**First Impressions** – David Lehman reported that progress is steady on maintaining the area and will be working with the landscape contracting company to get quotes. Color change is planned for the fall. Plans for updates in 2024 are being created. On Fry Rd., the irrigation controller was turned off and that caused dryness so plants will be replaced. David reported that the MUD is satisfied and they requested to add the feeder road. A TXDOT project planned at the intersection of Greenhouse and Fry Rd to change the turning lanes has been put on hold.

**Landscape** – Kathy Burleson reported a need for the same budget with one change: replace the herb garden with the purchase of wildflower seeds. She indicated that increased mulch/pine needle is needed but Green Trails will need to wait for the season. Kourtney Dixon suggested homeowners reporting all safety issues to the county so they can address them.

**Parks** – Peter Olyniec reported that the budget will mirror last year’s. He would like to add the address to each park sign and remove horseshoe pit at Crescent Green since it is not being used. He wants the Board to consider replacing old tree lights with bollard lights in the parks that still have tree lights. The budget request included replacing two items in parks (helicopter and spring rider).

Patrol – Linda Muchisky reported minor increases in budget and that the renewal contract was signed between Board meetings due to the County deadline but that the Board would be reviewing it going into next month.

Pickleball – John Barajas presented the pickleball budget which included replacing nets and frames, the funds for 4 clinics and 2 tournaments as well as a request for funds to build a paved seating area at courts with benches or picnic tables. He asked the Board to consider adding funds for a replacement for chain link fence. The committee is looking into adding an AED unit to the court and security cameras are still being estimated.

Pools – Jessica Hudson reviewed plans to renovating the Gerri Ayers pool to include re-decking, renovation of the baby pool, area reshaping and a tanning ledge. She reviewed potential kiddie pool equipment options as well as an option to add moveable fencing so that the pavilion could be used all year.

Swim Team – Chantal Blanchard requests money for security, new tents, and a cooling area. Suggestion to add ceiling fans to the pavilion.

Tennis – Jim Haylett recommended funds to resurface Gerri Ayers. There is a seepage issue that will need to be addressed in the future. He also recommends replacing the card reading system.

#### **FINANCIALS**

The Board decided not review financials during this budget meeting.

#### **HOMEOWNER FORUM**

No homeowners had comments.

#### **COMMITTEE REPORTS**

No committee reports this meeting due to budget requests.

#### **DISPOSITION OF MINUTES**

The Board was presented with the minutes from the meeting held on August 10, 2023 and after discussion and review, they were approved as presented.

#### **OTHER BUSINESS**

Pool Contract – it is being proposed to review pricing for reduced pool day schedules.

Trash – requesting Best to provide anticipated CPI increase as well as the cost difference to remove back door pickup.

Landscape Contract Review – Two bids have been received and the Board will be requesting more.

Patrol – Linda Muchisky reviewed recent statistics and future review of the contract is expected. The Board requested that the number of speeding tickets issued within the contract boundaries be added to the monthly statistic summary.

Brick Repair Proposal – The Board is reviewing bid to determine fit.

Action Item List – Heather Esteban and Linda Muchisky reviewed the pending action items.

**SCHEDULE NEXT MEETING**

The next Board meeting is set for Thursday, October 24, 2023 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 9:35 P.M.

  
Signature of Officer