

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on January 11, 2024

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, January 11, 2024 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. Four committee leads, two homeowners and one contractor were in attendance.

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management. Three committee leads were in attendance and one called into the meeting.

CALL TO ORDER/ADOPTION OF AGENDA

The meeting was called to order at 6:05 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 6:30 pm.

EXECUTIVE SESSION SUMMARY

- Collections report dated December 31, 2023 was reviewed.
- Review of registered letter from Account # 137C0101009 with a requested payment plan. The Board approved the requested payment plan.
- Considered homeowner request for bench removal from a common area. The Board advised the bench was not installed by the Association, if it falls into disrepair the Association will remove it.
- Deed restriction report dated January 9, 2024 was reviewed.
- Discussed recently posted facebook complaint about unmowed lawn.

OPEN SESSION

- Introduction to Jim Di Carlo, contractor for the pool remodel. Preliminary steps were discussed.
- Review of volunteer needs. Peter Olyniec volunteered for sidewalk and Dustin Jones volunteered to help with common area fences.
- Introduction to Dennis Hetu who is up for election to the Board.
- Kathy Burleson mentioned contacting precinct 4 about water issues and they were responsive.

FINANCIALS

The Board was presented with preliminary December 31, 2023 financials. As of December 31, 2023, the financial statements reflected \$919,990.01 in total operating cash, \$273,133.93 in contingency accounts, \$738,872.23 in the Green Trails capital reserve fund, \$278,875.04 in the Forest capital reserve, \$132,426.45 in the Enclave capital reserve and accounts receivable consisting of \$39,373.22 in assessment receivables and \$50,041.15 in other receivables.

COMMITTEE REPORTS

Community Events – Kelley O’Brien reported planning this years events with emphasis on the Easter event. Volunteer dinner is being planned for January.

Communications - Linda Muchisky reported that she posted all the Board meeting dates.

Enclave – Kourtney Dixon reported that there has been a gate/sheered bolt issue that has now been fixed.

First Impressions – Kourtney Dixon indicated that David met with the MUD and approved the budget, the 2024 contract is remaining with Yellowstone for landscaping.

Forest – nothing to report

Landscape – Kathy Burleson reported putting out wildflower seeds. She is marking dead trees for removal. She requested info about how the landscaping around the pools will be managed during renovation. Crest contacted Ezfiber Company about dirt removal around the trees.

Parks – Peter Olyniec reported on the committee’s plans for gates and fences at the two pools with work to start in February.

Patrol – Linda Muchisky reported on the December and total 2023 incidents, showing that the number of incidents have declined in every category.

Pickleball – John Barajas reported about a Zillow article which wrote that homes are selling faster when pickleball courts are mentioned. Lights are now set up so they turn off automatically at 10:15 pm. The card key entry system is working at Park Cypress. GT has been invited to host a women’s league. It was discussed that update to the court rules would be beneficial.

Pools and Swimteam– Kelley O’Brien reported on renovation of the pools, including the new patio that is planned for Gerri Ayers.

Tennis – Jim Haylett reported on the installation of new card reader equipment. He also mentioned the repairs done to the nets and a better exit button guard. On Dec 20th, the women’s tennis group provided charity to the Ballard House.

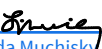
NEW BUSINESS

- Contracts and proposal: IMS landscape contract is planned for signature this week.
- Annual meeting notice was reviewed. The letter to candidates was approved. Discussion about handouts, surveying, speakers, etc. in preparation.
- Discussion on trash contractor’s pricing.
- Linda Muchisky requested a completion of the ‘roles and responsibilities’ document for committees by Jan. 31.
- Reviewed Action Item list

SCHEDULE NEXT MEETING

The next Board meeting is set for Thursday, March 9, 2024 at 6:00 P.M.

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


Linda Muchisky (Feb 2, 2024 20:06 CST)
Signature of Officer







20240111 Board Minutes

Final Audit Report

2024-02-03

Created:	2024-02-02
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