

**Association of Green Trails Phase II Homeowners, Inc.  
Minutes of Board of Directors  
Meeting on April 9, 2026**

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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, April 9, 2026 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams.

**CONFIRM QUORUM:** Kim Franklin, Jim Haylett, Dennis Hendon, Dennis Hetu and Keith George were in attendance.

**ALSO PRESENT:** Heather Esteban of Crest Management.

**CALL TO ORDER/ADOPTION OF AGENDA**

The meeting was called to order at 6:00 P.M. and the Executive Session was initiated. The meeting was conducted in accordance with an agenda, a copy of which is attached. The Open Session convened at 6:35 pm.

**EXECUTIVE SESSION SUMMARY**

- Account Receivables report dated April 9, 2026 was reviewed.
- Deed restriction report dated April 3, 2026 was reviewed.

**OPEN SESSION**

Open Session was initiated at 6:35 pm with 4 committee leads in attendance, no homeowners, and no residents online.

**AUTHORIZATION OF COLLECTION ACTIONS, FORECLOSURE ACTIONS, DEED RESTRICTION ENFORCEMENT ACTIONS AND SUSPENSION OF ACCESS TO COMMON AREA AMENITIES**

The Board approved moving forward with a lawsuit, up to and including foreclosure, for non-payment of assessments on the following accounts: 137P0102027 and 137P0301004. The Board approved suspending amenity access for all owners delinquent on assessments.

**FINANCIALS**

The March 31, 2026 financials were presented to the Board. As of March 31, 2026, there was a total cash balance of \$1,811,665.53 in the Operating Account, the Contingency Account had a balance of \$214,259.32, Capital Reserve Account had a balance of \$555,588.80, Forest Capital Reserve Account had a balance of \$292,487.72, Enclave Capital Reserve Account had a balance of \$134,069.93. Assessment receivables totaled \$148,527.33 and Other receivables totaled \$222,949.90.

The Board approved transferring Forest and Enclave 2025 surplus funds to their respective contingency funds. From their respective December Income statements the surplus funds were:

Enclave \$2,181.22  
Forest \$9,350.76

From the March 2026 Balance Sheet, their Contingency Funds were:

Enclave \$5,529.76  
Forest \$39,406.77

The 2025 surplus will be added to these respective Contingency Fund amounts.

**HOMEOWNER OPEN FORUM**

No homeowners in attendance.

**APPROVAL OF MINUTES**

The Board was presented with the minutes from the March 12, 2026 meeting. Ms. Esteban was advised of corrections needed to the minutes. Approval was tabled until the next meeting.

**COMMITTEE REPORTS**

- **ARC**- No report submitted.
- **Community Events** – See attached report.
- **Communications** – Ms. Esteban advised she had reviewed the website and updates have been made. She asked each committee chair to review the committee portion of the website to see if they wanted anything changed or added.
- **Enclave** – No report submitted.
- **First Impressions** – No report submitted.
- **Forest** – See attached report.
- **Landscape** – See attached report.
- **Parks** – See attached report.
- **Patrol** - No report submitted.
- **Pickleball** – See attached report.
- **Pools/Swim Team** – No report submitted.
- **Tennis** – See attached report.

**BUSINESS**

**Action Item List**

The Board reviewed the action item list.

**NEXT MEETING**

The next Board meeting will be May 14, 2026.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:45 pm.



Signature of Officer

## Event Report: Annual Easter Egg Hunt

**Date:** April 4, 2026

### Executive Summary

Our Annual Easter Egg Hunt was a tremendous success, bringing together approximately 150 community members for a day of festive fun. Despite overcast weather conditions, the rain held off, allowing the outdoor activities to proceed as planned. The event was filled with laughter, exciting activities, and positive community spirit.

### Highlights

- **Face Painting:** As always, the face painting station was a massive hit, with a long line of eager children waiting for colorful designs throughout the event.
- **The Easter Bunny:** The Easter Bunny provided high-quality entertainment, engaging with the crowd, taking photos, and adding a magical touch to the day.
- **Entertainment:** The DJ kept the energy high, playing a fantastic mix of favorites that kept both children and adults entertained.
- **The Hunt:** The main egg hunt was well-organized, with enthusiastic participation across all age groups.

### Attendance & Atmosphere

We were thrilled to welcome approximately 150 people, creating a lively and bustling atmosphere. The community feedback was incredibly positive, with many attendees personally complimenting the organization and high quality of the activities.

### Weather

We were very fortunate that the forecasted rain held off. While the weather was overcast, it remained dry throughout the scheduled activities, ensuring maximum enjoyment for all families.

### Acknowledgments

This successful event would not have been possible without the dedication of our volunteers. Thank you to everyone who assisted with setup, cleanup, face painting, and managing the hunt—your hard work ensured a smooth event. We received many compliments on a job well done!

## April 2026 Forest Committee Report

The Forest entrance landscaping refresh occurred the first week of April. New plants were installed that should be better suited to the commercial landscape care of the neighborhood. The east wall area is being monitored to understand irrigation and drainage. Once any necessary repairs are made, the bed will be planted with sunshine ligustrum to match the west wall side. Cul de sac refresh is next up, also waiting on irrigation confirmation.

APRIL 2026 LANDSCAPE COMMITTEE REPORT

PARK CYPRESS TREE REMOVALS, SYCAMORE PARK COURT PRUNING COMPLETE.

QUOTE FROM CODY'S TREES SERVICE FOR NUMEROUS REMOVALS AND PRUNING  
S. GREENHOUSE AREA APPROVED, WORK HAS NOT BEGUN.

QUOTE REQUESTED, APPROVED, AWAITING PLANTING IN VARIOUS AREAS BY IMS:

KINGSLAND @ FRY MONUMENT BED, CRESCENT GREEN ACROSS FROM GERRI AYERS,

BED INSIDE GA POOL, GA ENTRANCE BED, MONUMENT BEDS,

DESERT IVY PARK, POCKET PARK, GREENHOUSE @ MORRISFIELD CT.,

NORTH GREENHOUSE@ MYSTIC HILL,

BARKER CYPRESS MONUMENT BED, AMHEARST POINT,

PARK CYPRESS POOL FRONT BED AND INSIDE POOL,

PARK CYPRESS @ CYPRESS RUN BEDS, CYPRESS RUN MEDIAN

REHAB OF DESERT IVY BUTTERFLY GARDEN IN PROGRESS.

PLANTS PURCHASED FOR HERB, VEGETABLE GARDEN FOR NEW VOLUNTEERS.

SEVERAL TREES NEEDING PRUNING OR REMOVAL IDENTIFIED:

FRY ROAD, GERRI AYERS, GREENHOUSE OUTSIDE ENCLAVE, BUCKLEBERRY MEDIAN.

QUOTE WILL BE REQUESTED FROM EMBARK FOR INPUT FROM ARBORIST.

**RE: Wisdom Woods Barrier Fence Replacement**

"Before and after" photos of the *Wisdom Woods Barrier Fence Replacement* completed in mid March.





**RE: Wiffleball Field Markings and Continuous Drainage Repair**

A. Two photos of the temporary painted wiffleball & T-ball field at Desert Ivy Park.

*NOTE: Use of the field was observed on five different days during the first two weeks after installation.*



**B.** Two photos of continuous drainage improvements on Parks' grounds.

*NOTE: These pictures were taken at Crescent Green Park.*



# April 9, 2026 – Pickleball Committee Report

## Main Gate Lock & Exit Button

- Thanks to Bob Kunzi for arranging the repair of Exit button. We're waiting on box cover.
- We still have issues with Main gate locking. When the magnet shifts down, the door does not lock.
- Bob K. checking to see if adjustments can be made to magnet that is shifting. He's looking for a silicone stop/shim with adhesive that can keep magnet in place.

Court Entrance Door – Magnet on door shifting down



Magnet on court frame



Exit Button Replaced

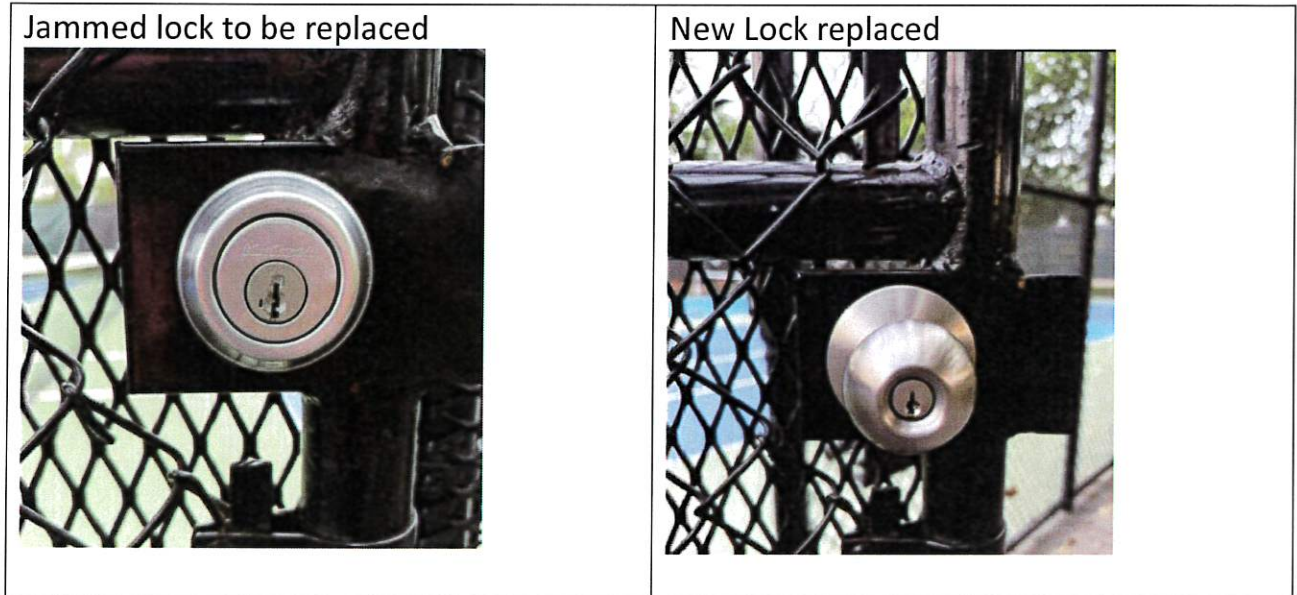


Ants overtook the exit button



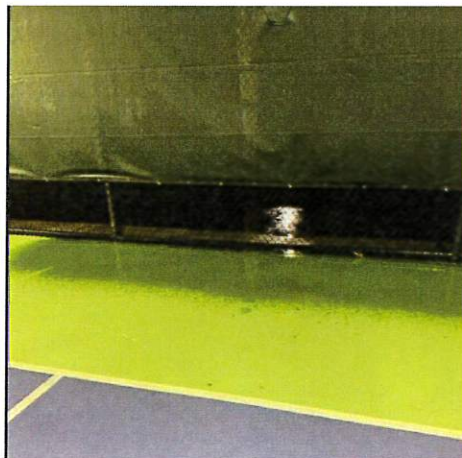
**Gate Hardware (west door entrance lock has been jammed)**

- Lock repair scope change: Instead of clearing the clogged key hole, a different lock will be installed that has a small door knob, instead of the lever, on the inside. *(That should prevent anyone from being able to open the door with their fingers.)*
- B&B Locksmith replaced the lock at Park Cypress today satisfactorily and prevent unauthorized access through the fence. All work requested is complete and approved. Invoice to be sent directly to Heather.



**Cypress Court Sprinkler Schedule`**

- Status: Thanks to Kathy Burleson who will be contacting Landscapers for adjustment.
- Requesting sprinklers start time move from 10PM to 11:30 PM.
- Adjustment allows all players to exit before irrigation begins.
- Additionally, a consistent 11:30 PM start time would remove the need for seasonal adjustments related to daylight saving time.



**April Round Robin.**

- We had 16 players.



## April 2026 Tennis Committee Report

### League & Community Play

- **Women's League Finale:** Next week marks the final week of the current Women's Tennis League season. Participation has been consistent throughout the spring.

### Facility Maintenance & Repairs

- **Gerri Ayres Lighting:** A faulty contactor for the court lights was replaced by the electrician.
  - *Technical Note:* The electrician identified that the current enclosure is not outdoor-rated, leading to moisture damage.
  - *Long-Term Plan:* We intend to schedule the installation of an outdoor-rated enclosure in Q4 2026 or Q1 2027 to prevent future failures, with an estimated cost of **\$1200**
- **Park Cypress Access Control:** DSC has replaced the Exit Button on the Park Cypress court following a failure caused by ant infiltration in the junction box. We are currently waiting on the delivery of a new protective cover to complete the repair.
- **Park Cypress Maglock:** The maglock strike plate at the PC courts is showing wear. We anticipate a replacement will be necessary later this year or in early 2027, with an estimated cost of **\$800**.

### New Business & Requests

- **Pest Control Integration:** Following the ant-related equipment failure at Park Cypress, we recommend adding both tennis facilities to the pest control company's regular maintenance schedule (currently used for the pool areas) to protect sensitive electronic gate and lighting components.