

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on December 12, 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, December 12, 2024 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams

CONFIRM QUORUM: Jim Castles, Danielle Pilkinton, and Kelley O'Brien 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 6:02 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 was convened at 6:30 pm.

EXECUTIVE SESSION SUMMARY

- Collections report dated December 11, 2024 was reviewed.
- Deed restriction report dated December 10, 2024 was reviewed.

OPEN SESSION

Open Session was initiated at 6:39 pm with 3 committee leads in attendance, 1 homeowner, and none online.

INITIATION OF LEGAL ACTIONS

The board approved sending Account #137P0302007 to the attorney for uncorrected deed restriction violations.

FINANCIALS

The Board was presented with November 30, 2024 financials. As of November 30, 2024, the financial statements reflected \$401,162.16 in total operating cash, \$273,880.30 in contingency accounts, \$409,313.93 in the Green Trails capital reserve fund, \$302,412.75 in the Forest capital reserve, \$142,683.48 in the Enclave capital reserve and accounts receivable consisting of \$26,387.73 in assessment receivables and \$42,187.85 in other receivables.

HOMEOWNER OPEN FORUM

No homeowners spoke.

NEW BUSINESS

COMMITTEE REPORTS

Community Events – Kelley O'Brien reported the November adult mixer was well attended and a great success. Holiday in the Park is scheduled for this Saturday afternoon.

Enclave – no updates

First Impressions –David Lehman reviewed the First Impressions budget that has been approved by MUD 346 of \$192,440.26. This includes administrative fees/crest, water, electricity, 3 color changes in 2025, feeder road contract, and I-10 contract. David discussed approved miscellaneous expenses of \$32,075.36 which will be billed to MUD 346. This includes a 3 year project to replace the Drift Roses: Phase 1/Medians, Phase 2/ Corner Beds, and Phase 3 Frontage Beds. David is working with MUD 346 landscape architects to find the appropriate replacement plants. David is always open to suggestions. David also discussed the Fry Road lighting project presented by Doug Diehl with MUC 346.

Forest – Danielle Pilkinton has a volunteer to help with the front entrance gate project. ATT dug up the newly planted color in the median in the Forest.

Landscape – Kathy Burleson reported IMS will be replacing dead oak tree at their expense, but will be waiting until the first of the year.

Parks – No update

Pickleball – No update

Pools – Kelley O'Brien reported a new contractor will complete repairs and install of gator splashers. The attorney will be drafting a letter to the previous contractor.

Swim Team –No update

Tennis – Jim Haylett reported the windscreens at Gerri Ayers and Park Cypress courts have been replaced. Annual online reservation system has been renewed and access gates at Park Cypress and Gerri Ayers have been painted. The painting of gates will postpone the need for replacements. In 2025 the fence at Park Cypress will be replaced with a 20 year fence. Bob Kunzi is working on a plan to patch Gerri Ayers courts. Patches are needed for pre-existing seepage issues.

Contracts and Proposals

The board reviewed and approved a 2 year contract for Crest Management to begin January 1, 2025

Lake Pro quote was reviewed and approved for fountain supply service electrical repair.

2025 Annual Meeting

Heather will check with the school regarding booking February 13, 2025 for the Annual meeting. Two positions are up for election. Heather will send Danielle the slide show and the board will begin to make edits.

Action Item List

Action item list was reviewed.

Crescent Parkway Court and Crescent Green Drive sidewalk repair needs to be addressed by Ezee Fiber. Ronald is sending a note to the county.

Patio extension planning kickoff set for early January. Email and facebook post will announce meeting for any other interested parties.

Board will ask Robert Poldevaart to prepare a slide for the annual meeting regarding security and possible follow up email to the neighborhood.

Board discussed volunteer dinner options and Kelley will get quotes from a few venues.

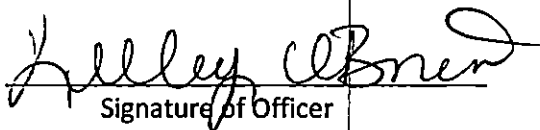
Announcement of Decisions Made Between Board Meetings

The November meeting minutes were reviewed and approved by the board.

NEXT MEETING

The next Board meeting is set for Thursday, January 9, 2025 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:05 P.M.


Signature of Officer