

**Association of Green Trails Phase II Homeowners, Inc.**

**Minutes of Board of Directors**

**Meeting on November 13, 2025**

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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, November 13, 2025 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams.

**CONFIRM QUORUM:** Kim Franklin, Kelley O'Brien, Jim Haylett, Dennis Hetu and Danielle Pilkinton and 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 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 6:30 pm.

**EXECUTIVE SESSION SUMMARY**

- Collection status report dated November 13, 2025 was reviewed.
- Deed restriction report dated November 12, 2025 was reviewed.

**OPEN SESSION**

Open Session was initiated at 6:30 pm with four committee leads in attendance, one homeowner, and one resident online.

**AUTHORIZATION FOR LEGAL ACTION**

The Board approved moving forward with sending the following account to the attorney after the final demand letter expires for failure to comply with the deed restrictions: 137P0202011

**HOMEOWNER OPEN FORUM**

A resident brought up the following concerns regarding tennis and pickleball:

- Process of communication when changes are made to the booking system
- Requested dedicated pickleball time at Park Cypress
- Asked for clarification of restroom access at tennis courts
- Made the Board aware that the magnetic locking mechanism at Park Cypress needs attention

**NEW BUSINESS**

James Jeffrey from Lost Horizons Outfitters spoke regarding the recent wild hog situation in the neighborhood. He encourages continued contact with the commissioner's office, especially hand written letters. He advised the board there is not a current contract to trap with the commissioner's office.

**Review and Approve 2026 Budgets**

- The board reviewed and approved 2026 draft budgets for gated sections.
- The board set 2026 assessments for the gated sections, the Forest 2026 assessment was set at \$525.00 and the Enclave 2026 assessment was set at 1100.00.
- Jim Haylett will update assessment letters so that they can be sent out.

**Contracts and Proposals**

Heather has requested all 2026 contract renewals from vendors.

## **Action Item List**

The Board reviewed the action item list.

### **Announcement of Decisions Made Between Meetings**

- The Board approved the minutes from the Board meeting held on October 9, 2025.
- The Board approved the pressure washing of monuments.

## **Committee Reports**

**Community Events** – see attached report

**Communications** – no report

**Enclave** – no report

**First Impressions** – David Lehman presented the approved 2026 budget from MUD 346. The committee will continue the rose replacement project with Greenhouse in 2026 and Barker Cypress in 2027.

**Forest** – Danielle Pilkinton reported that the gate entry system has been updated.

**Landscape** – see attached report

**Parks** – see attached report

**Patrol** - see attached report

**Pickleball** – see attached report

The board discussed the request of dedicated pickleball time. It was suggested Tennis and Pickleball leads come to an agreement and report back to the Board.

**Pools** – no report

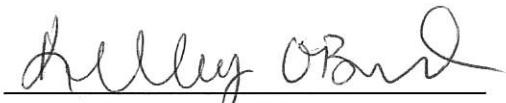
**Swim Team** - no report

**Tennis** – see attached report

## **NEXT MEETING**

The next Board meeting is currently scheduled for Thursday, January 8, 2026 at 6:00 P.M. The December meeting will be a workshop meeting to approve contracts and work on the upcoming annual meeting presentation.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:00pm.



Signature of Officer

# ASSOCIATION OF GREEN TRAILS PHASE II HOMEOWNERS, INC.

## BOARD OF DIRECTORS MEETING

DATE: Thursday, November 13, 2025  
TIME: 6:00 P.M. – Closed Session  
6:30 P.M. – Open Session  
PLACE: Crest Management  
17171 Park Row #310  
Houston, TX 77084

OR Via Microsoft Teams on Your Computer or Mobile App  
[Join the meeting now](#)  
Meeting ID 256 237 427 471 Passcode qx3yN9aK  
**Or call in (audio only)** (346) 352-9753  
Phone Conference ID: 468 723 556#

### **AGENDA**

#### EXECUTIVE SESSION

6:00 PM

1. Establish Quorum & Call Meeting to Order
2. Management Reports
  - a. Collections Report
  - b. Deed Restriction Enforcement Action Report
  - c. Deed Restriction Inspection Report

#### Adjourn Executive Session

#### OPEN SESSION

6:30 PM

1. Summarize Decisions Made in Executive Session
2. Initiation of Collection Actions, Foreclosure Actions, Deed Restriction Enforcement Actions and Suspension of Access to Common Area Amenities
3. Financials
4. Homeowner Open Forum – *Please note each guest will have 3 minutes max*
5. Committee Reports
6. New Business
  - a. Review and Approve 2026 Draft Budget for Gated Sections
  - b. Set 2026 Assessments for Gated Sections
  - c. Contracts and Proposals
  - d. Review Pending Action Items
  - e. Announcement of Any Decisions Made Between Board Meetings
  - f. Other Business as May Come Before the Board
7. Schedule Next Meeting
8. Adjournment

## Community Events

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The Fall Fest was successful despite the date change and lack of volunteers. A few games were not staffed since we had more than half of the NHS volunteers did not show up. Peter sent in some pictures

The Adult Mixer is scheduled for this Saturday at Gerri Ayers Park. Location was chosen for restroom access, lighting and parking. We have about 50 guests signed up so far.

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LANDSCAPE COMMITTEE REPORT 11-25

TWO NEW LIVE OAKS PLANTED IN GREENHOUSE MEDIAN

ADDITIONAL PLANTINGS NOT RECOMMENDED BY LANDSCAPER AT THIS TIME DUE TO SPACE LIMITATIONS

LONG TERM GROWTH CONSIDERED IN ORDER TO AVOID LATER CORRECTION

ONE LIVE OAK PLANTED IN CYPRESS RUN MEDIAN.

ADDITIONAL PLANTINGS IN VARIOUS BEDS DELAYED DUE TO IRRIGATION ISSUES

REMOVAL OF LARGE BROKEN LIMB OVER KINGSLAND SIDEWALK, NEAR FOREST ENTRANCE  
DROUGHT CONDITIONS CAUSE FAILURES IN WATER OAKS

REMOVAL OF BEETLE PINE KINGSLAND NEAR CHISEL POINT

REMOVAL OF SMALL TREE IN CRESCENT GREEN PARK PLANTED UNDER PINE AND CLOSE TO LIGHT POLE  
PLANTED TOO CLOSE TO PINE WHICH AFFECTED GROWTH DUE TO OVERHANGING LIMBS  
WILL ALLOW BETTER LIGHT COVERAGE

REMOVAL OF DEAD MAGNOLIA EMERALD SPRINGS CT.

PRUNING OF LIVE OAK INSIDE GERRI AYERS POOL NEAR DIVING BOARD, INCLUDING LIFTING LIMBS  
OVER ROOF

INSECTICIDE INJECTION OF LIVE OAKS EAST OF PICKLEBALL COURTS TO CONTROL WOOLY APHID  
INFESTATION

ARBORIST RECOMMENDATIONS – THINNING OF CANOPY IS TEMPORARY DUE TO REGROWTH.  
BETTER SOLUTION FOR GRASS GROWTH IS LIFTING CANOPY TO PROVIDE GREATER DISTANCE BETWEEN  
CANOPY AND GROUND  
GRASS FAILURE IS AS MUCH, OR MORE, DUE TO WATER TAKEN BY TREE AS IT IS DUE TO SUNLIGHT  
ISSUES

UPROOTING OF LIVE OAK IN S. GREENHOUSE MEDIAN BY VEHICLE  
CORRECTION WAITING FOR SOFTER GROUND TO AVOID FURTHER ROOT DAMAGE      NOW UPRIGHT  
MORE SEVERE DAMAGE TO MATURE LIVE OAK NEARBY IN MEDIAN – DEBRIS FROM RED CHRYSLER  
PRESENT      UNKNOWN IF EVENTS ARE RELATED

SEVERE DAMAGE TO PARK CYPRESS AREA BY FERAL HOGS

HARRIS COUNTY NOTIFIED

CONVERSATIONS WITH LANDSCAPER FOR REPAIR RECOMMENDATIONS

## NOVEMBER PARKS COMMITTEE REPORT

Oct 9 - Nov 10, 2025

### **PARKS MAINTENANCE:**

#### CRESCEANT GREEN PARK SOCCER GOALS:

Purchased, reinforced, assembled, and installed the replacement of 2 large soccer goals and nets

#### CRESCEANT GREEN PARK PICNIC TABLE BENCH SEAT:

Disassembled and reassembled a rusty picnic table bench seat following restoration to its original condition.

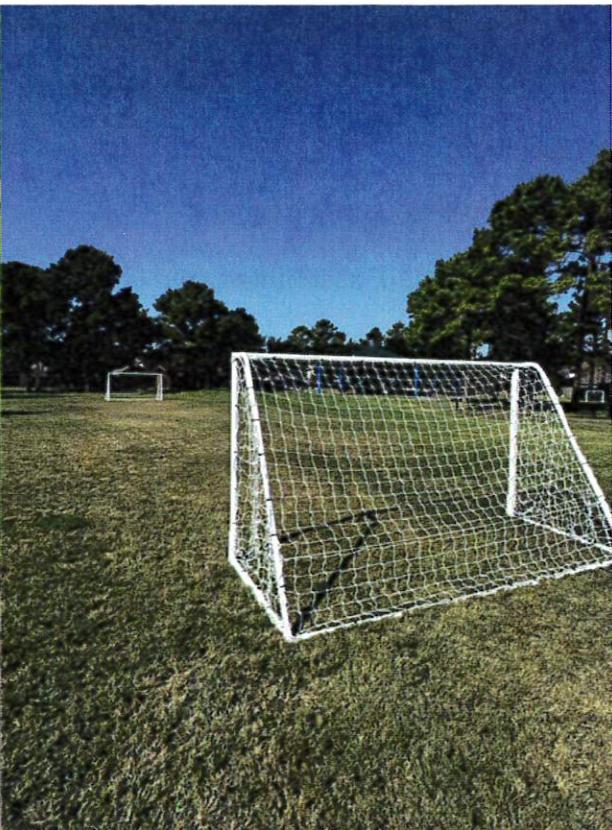
#### GERI AYERS PARK PICNIC TABLE LEG:

Secured a broken picnic table leg by bolting it to the concrete floor

#### DESERT IVY PARK VOLLEYBALL NET:

Purchased and installed a new volleyball net as a replacement for the tattered one







For the tennis committee :

1. GA windscreens were rehung as needed and missing fasteners replaced . Looks noticeably better. Windscreens hang flat and square. No wrinkles.
2. Windscreens at PC were rehung when fence was replaced earlier this year.
3. Request sent to Heather for timers on sprinklers around courts to be updated for time change and adjusted to not spray on courts.
4. Some pictures of women's tennis after victory over The Met. Both teams came dressed to recognize the league wide Breast Cancer Awareness day ❤







## November 13th Board Meeting – Pickleball Committee Report

- League Play is coming to an end 11/15/25 for both Men and Women's league

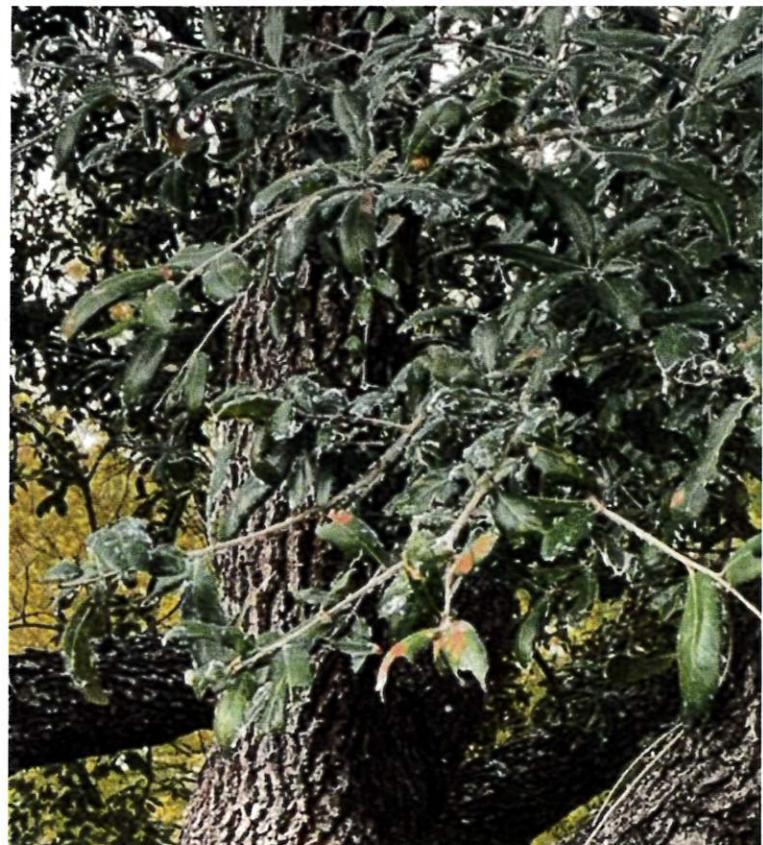


- Thank you to Danielle P. 's committee for Pool bathroom cleanliness. Minimal effort required in preparing bathrooms for our Home League play games.
- Oak trees were attacked by Wolly Aphids at Park Cypress on East side of the courts. Big thank you to Kathy B. for quick response in helping address the issue.

**Wolly Aphid**

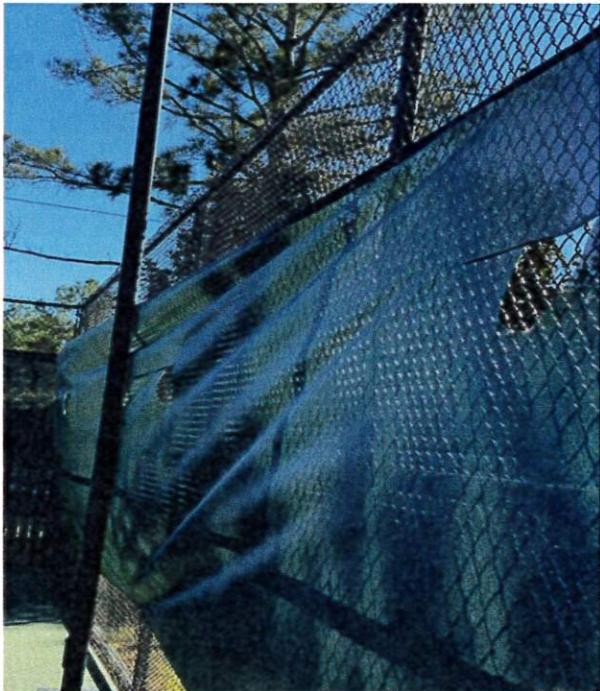


**Tree View Before the treatment**



- Tuesday, October 21<sup>st</sup> wind storm blew zip ties off in SE, SW, NW wind guards. On October 30<sup>th</sup> the Thursday evening open players helped add zip ties to wind guards.

**SW Court: After wind storms**



**NW Court: After wind storm**



**SE Court: After wind storm**



- In Oct & Nov we have had several incidents of SUV drive by at the Park Cypress Courts shouting profanity. Reports have been made to the constable.
- In respect to past response regarding court use on Tuesday and Thursday open play evenings. We understand and respect the “first come, first serve” policy; however, we’d like to request reconsideration of how it applies in the following specific situation.

Pickleball players currently have access to only one designated area—Cypress Park—while tennis players have three available courts at Geri Ayers. When tennis players occupy Cypress Park court during our evening open play times, it effectively displaces 16–20 pickleball players who have no alternative location to play. Meanwhile, tennis players still have multiple courts available at Geri Ayers.

We believe that allowing pickleball players to retain access to Cypress Park courts on Tuesday & Thursday Open play evenings when tennis courts are open at Geri Ayers, would help **ensure fair and balanced access for both groups.**

This small adjustment would support the growing pickleball community while maintaining equitable use of shared facilities.

We are very fortunate to have access to the pickleball courts at Cypress Park and appreciate your consideration in this request and are happy to discuss possible scheduling or coordination options that work best for everyone.