

Association of Green Trails Phase II Homeowners, Inc.

Minutes of Board of Directors

Meeting on March 10, 2022

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, March 10, 2022, at 6:00 P.M. via electronic conference.

CONFIRM QUORUM: Kourtney Dixon, Jim Castles, Danielle Pilkinton and Kelley O'Brien were in attendance. Linda Muchisky was not 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. The meeting was conducted in accordance with an agenda, a copy of which is attached hereto.

EXECUTIVE SESSION SUMMARY

- The Board met with the owner of Account #137P1102023 regarding his appeal of the denial of his garage door application.
- The Board met with the owner of Account #137P0905055 regarding her appeal of her room addition application.
- Accounts receivable report dated March 8, 2022 was reviewed.
- The inspection report dated March 8, 2022 was reviewed.

YELLOWSTONE LANDSCAPING UPDATE

The Board met with representatives from Yellowstone Landscaping to discuss the progress made in the community during the first 90 days of the contract. The Board discussed the irrigation repair estimates and instructed Yellowstone to identify all freeze damaged plants and provide estimates to replace.

ELECTION OF OFFICERS

The Board tabled the election of officers until the next Board meeting.

FINANCIALS

The Board was presented with January 31, 2022 financials. As of January 31, 2022, the financial statements reflected \$1,976,085.33 in total operating cash, \$105,172.70 in contingency accounts, \$990,521.41 in the Green Trails capital reserve fund, \$249,348.64 in the Forest capital reserve, \$126,220.78 in the Enclave capital reserve and accounts receivable consisting of \$163,828.05 in assessment receivables and \$255,079.40 in other receivables.

COMMITTEE REPORTS

Architectural Review – Kourtney Dixon advised the committee still needs one more volunteer so that she can step down from the committee.

Community Events – Kelley O'Brien advised on the following upcoming events: Adult Trivia Mixer scheduled for March 26th, Egg Hunt scheduled for April 16th, water aerobics are going to be held Saturdays in May at the Gerri Ayers pool and Wacky Wednesdays are scheduled for this summer. Mrs. O'Brien is working on setting up a community shred event and is trying to set up Zumba again this year. Mrs. O'Brien also advised the Board that the Pickleball committee had asked for permission to hold a free pickleball clinic for residents on April 2nd at the Park Cypress court. The Board approved the request.

Enclave Neighborhood – Kourtney Dixon advised that phase 1 of the landscaping plan had been approved for the entrance.

First Impressions – Kourtney Dixon advised the committee wants to use the surplus funds from work in 2021 not being completed to replace freeze damaged plants.

Forest Neighborhood – Danielle Pilkinton advised there was nothing to report.

Landscape – Kathy Burlison advised the crape myrtles outside of the Enclave are going to be removed. She also advised that she was not happy with the shrub and groundcover pruning done throughout the community as everything was cut down too short. The committee is waiting for the irrigation to be repaired before planting anything new. The Board was presented with the estimate from Yellowstone for controller irrigation repairs. After discussion and review the Board voted to approve the estimate.

Patrol – Kourtney Dixon advised that the county has a plan for traffic safety at the end of S. Greenhouse near Hanston and shrubs have been installed to create a visual barrier. The Board instructed Ms. Esteban to send a letter from the Board requesting traffic studies be done to consider installing 3 way stops at Allview and Megan’s Way as well as S. Greenhouse and Crescent Green.

Pool & Swim Team – Kelley O’Brien advised 2022 maintenance at the pools has been approved and is underway. Swim team registration is over 200 swimmers.

Tennis – Jim Haylett advised one light timer switch was replaced inside the courts.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meeting held on January 13, 2022. After discussion and review the Board approved the minutes as presented.

BUSINESS

Reserve Study – The Board was presented with estimates for a new reserve study. After discussion and review a motion was made, seconded and approved to accept the estimate from Lone Star Reserve Studies.

Vote on Garage Door Appeal from Account #137P1102023 – A motion was made, seconded and approved by all to grant an approval for the garage door replacement.

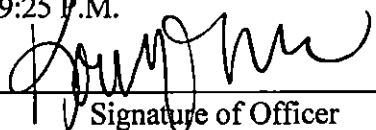
Vote on Room Addition Appeal from Account #137P0905055 – A motion was made, seconded and carried to uphold the denial of the room addition application. The owner was advised on what changes she could make to the project to bring it in compliance with the current guidelines.

Action Item List – The Board reviewed the action item list and advised Ms. Esteban of updates/changes needed.

SCHEDULE NEXT MEETING

The next Board meeting is set for Thursday, April 14, 2022 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 9:25 P.M.



Signature of Officer