

Association of Green Trails Phase II Homeowners, Inc.

Minutes of Board of Directors

Meeting on May 12, 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 Tuesday, April 12, 2022, at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77218.

CONFIRM QUORUM: Kourtney Dixon, Jim Castles, Danielle Pilkinton, Kelley O'Brien and Linda Muchisky 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 6:10 P.M. The meeting was conducted in accordance with an agenda, a copy of which is attached hereto.

The Board adjourned to Executive Session at 6:10p.m. and reconvened back to regular session at 6:30 p.m.

EXECUTIVE SESSION SUMMARY

- Accounts receivable report dated May 7, 2022 was reviewed.
- The inspection report dated May 9, 2022 was reviewed.
- The Board approved sending one account to the attorney for failure to correct deed restriction violations.

OPEN SESSION

FINANCIALS

The Board was presented with preliminary April 30, 2022 financials. As of April 30, 2022, the financial statements reflected \$1,215,609.47 in total operating cash, \$196,919.25 in contingency accounts, \$1,201,065.39 in the Green Trails capital reserve fund, \$264,361.63 in the Forest capital reserve, \$130,798.30 in the Enclave capital reserve and accounts receivable consisting of \$45,603.00 in assessment receivables and \$225,076.81 in other receivables.

HOMEOWNER FORUM

An owner was in attendance to discuss possible solutions to the noise coming from his neighbor's pool pump. The Board recommended a pump cover being installed, replace landscape rocks with rubber mulch to absorb sound, adding Mass loaded vinyl to the fence to absorb sound and planting vegetation between the pump and the windows to help reduce noise.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meeting held on April 12, 2022. The Board advised of one clarification needed. After discussion and review the Board approved the minutes as amended.


BUSINESS

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, June 9, 2022 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:15 P.M.



Signature of Officer