

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on October 13, 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, October 13, 2022, at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77218 and via Microsoft Teams

CONFIRM QUORUM: Kourtney Dixon, Jim Castles and Danielle Pilkinton were in attendance. Linda Muchisky joined via Microsoft Teams for the first part of the meeting.

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management.

CALL TO ORDER/ADOPTION OF AGENDA

The meeting was called to order at 6:05 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 6:05p.m. and reconvened back to regular session at 6:30 p.m.

EXECUTIVE SESSION SUMMARY

- Accounts Receivable Report dated October 7, 2022 was reviewed.
- The Inspection Report dated October 7, 2022 was reviewed.
- The Enforcement Action Report dated October 7, 2022 was reviewed and the Board approved sending two accounts to the attorney for failure to correct deed restriction violations.

OPEN SESSION

HOMEOWNER FORUM

An owner from Windsor Park Estates, Tom Frazee, was in attendance to inform the Board about an application submitted by MAS Katy to install a wastewater treatment plant on their property, adjacent to the community. Mr. Frazee urged the Board to pass along the information as well as requesting a contested case hearing to the application.

2023 DRAFT BUDGET

The Board reviewed and discussed the preliminary 2023 budgets. After a detailed discussion of income and expense items further discussion of the 2023 budget was tabled so that certain additional information could be obtained.

DISPOSITION OF MINUTES

The Board tabled review and approval of the September 8, 2022 meeting minutes.

BUSINESS

Administrative Contract Addendum – The Board was presented with a contract addendum from Crest Management to extend the contract for two years beginning January 1, 2023. After discussion and review the Board voted to approve the contract addendum.

Pool Contract – The Board was presented with two contract proposals for pool management. The Board tabled making a decision on this contract until the next Board meeting.

Splash Pad Maintenance Contract – The Board was presented with a contract renewal from A-Beautiful Pools. After discussion and review a motion was made, seconded and passed to approve the contract renewal for a one year term beginning January 1, 2023.

Enclave Fountain Maintenance Contract – The Board was presented with a contract renewal from A-Beautiful Pools. After discussion and review a motion was made, seconded and passed to approve the contract renewal for a one year term beginning January 1, 2023.

Monument Sign Repair – The Board was presented with two estimates to repair the damage to the monument sign at the corner of Kingsland Blvd and S. Greenhouse. After discussion and review a motion was made, seconded and approved to accept the estimate from 4D Signworx.no


Community Fence Replacement – The Board reviewed the estimates received for phase one of the fence replacement project. The Board instructed Ms. Esteban to check the references for one vendor and send the Board an email with an update from the references.

Collection Enforcement Actions – The Board authorized filing a lawsuit for collection of delinquent accounts up to and including foreclosure on account #137P0101004.

SCHEDULE NEXT MEETING

The next Board meeting is set for Thursday, November 10, 2022 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 9:00 P.M.



Linda Muchisky (Jan 12, 2023 12:41 CST)
Signature of Officer

Pickleball Committee Report

Our second Beginner's Pickleball clinic was held on October 8th and it was a huge success. We initially planned to have 32 participants but those slots filled up in 24 hours. We added 16 additional slots and they filled up within 24 hours. We had many people walk up and ask to participate but we had to turn them away due to a lack of additional court space and time. The feedback we've received has been very positive. We had several kids attend with their parents and there appears to be enough demand to perhaps hold a Youth clinic in the future. We will be hosting our first official GT2 Pickleball tournament on November 5th.

John Barajas
Chair - Pickleball Committee