

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on March 9, 2023**

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 9, 2023 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77218 and via Microsoft Teams

CONFIRM QUORUM: Kourtney Dixon, Danielle Pilkinton, Kelley O'Brien, Jim Castles and Linda Muchisky were in attendance.

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management. Committee Chairs John Barajas, Kathy Bureson, Jim Haylett and Peter Olyniec were also in attendance as well as 19 homeowners

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.

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 March 9, 2023 was reviewed.
- The Enforcement Action Report dated March 7, 2023 was reviewed and the Board approved sending three accounts to the attorney for failure to correct deed restriction violations.
- The Inspection Report dated March 7, 2023 was reviewed.

OPEN SESSION

FINANCIALS

The Board was presented with January 31, 2023, financials. As of January 31, 2023, the financial statements reflected \$1,873,663.95 in total operating cash, \$247,121.75 in contingency accounts, \$780,742.15 in the Green Trails capital reserve fund, \$259,512.88 in the Forest capital reserve, \$131,211.79 in the Enclave capital reserve and accounts receivable consisting of \$295,197.38 in assessment receivables and \$76,451.62 in other receivables.

HOMEOWNER FORUM

Kourtney Dixon opened the homeowner forum by advising owners that the Park Cypress tennis court should be a dual use court for tennis and pickleball. The Board is aware the tennis court lines were recently painted in the wrong location making the court the wrong size. The contractor has been contacted to come back out to re-paint the lines in the correct location.

Questions and comments discussed during homeowner forum included:

- Green Trails social media and the lack of output
- Complaint from owner that she never received notice from MUD 345 about arsenic levels exceeding the allowed levels
- The Park Cypress tennis court being painted several colors and the possibility of it being repainted in only 2 colors
- Support of the Park Cypress court being a dual use court
- Light out at Gerri Ayers between the tennis court and the parking lot

- Can the HOA coordinate a summer tennis camp
- Can the HOA coordinate a pickleball camp
- Recent HOA fence replacement and discussion on what portions are owned by the HOA and why
- There was a request to add lights around the detention pond
- There is broken irrigation in the common area on Red Cedar Lane

COMMITTEE REPORTS

Communications – Linda Muchisky reported that she has requested several changes to update the website over the last month and the Prepared Publications team makes the requested changes almost immediately.

Fence – Danielle Pilkinton advised the committee is working on the RFP for phase 2 of the fence replacement and should be sending it out to bid next week.

Community Events – Kelley O'Brien advised the next event is the Easter event on April 1st and there will be a shredding event coming up. There were also new volunteers who will be planning an adult mixer.

ARC – Kourtney Dixon advised the committee will be looking to update the ARC guidelines soon.

Enclave – Nothing to report.

Finance – Kourtney Dixon advised that the committee and Board are looking into opening new accounts with higher interest rates.

1st Impressions – Kourtney Dixon advised this committee is looking for volunteers.

Forest – Danielle Pilkinton advised they are working with Yellowstone on landscaping issues and plant replacement options.

Landscape – Kathy Burleson advised she is getting a quote to replace the damaged landscaping at the monument sign at I10 and Cypress Run as well as to add shrubs throughout the neighborhood to replace where some have died. There are also pine bark beetles in some of the trees near Kingsland and Greenhouse

Patrol – Linda Muchisky advised that she does receive monthly reports from the Constable and this month calls had decreased. The vehicle that hit the guardrail at the end of S. Greenhouse was confirmed to be a DWI.

Pickleball – John Barajas provided the Board with statistics showing pickleball and tennis court usage at the Park Cypress court. He also advised that there will be a beginners pickleball clinic in April, a tournament in May, kid's clinic in June and an intermediate clinic in November.

Pools – Kelley O'Brien advised that several needed pool repairs had just been approved. The Gerri Ayers pool will need to be ready by April 16th for swim team. Swim team registration opened March 1st to returning swimmers and March 5th to new swimmers.

Tennis – The committee submitted the following report before the meeting: "The first day that the Park Cypress court was opened after the repainting project which added two additional pickleball

courts, the Tennis Committee received complaints that the tennis court was not right. After measuring the court, we found that the court is one foot too short from sideline to sideline. This was pointed out to the Pickleball Committee who was responsible for the repainting project. The Pickleball Committee agreed to repaint the tennis court lines to the standard court size.”

Parks – Peter Olyniec gave an update on recent projects completed which included: improving and correcting park drainage in a few areas, the installation of kiddie cushion, soccer goal maintenance and sidewalk leveling throughout the community not just in the parks.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meetings held on January 12, 2023. The Board tabled approval of the minutes until the next Board meeting.

BUSINESS

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

Consideration of Delinquent Accounts for Initiation of Lawsuit – The Board approved filing a lawsuit up to and including foreclosure for delinquent assessments on Account #137P1801035.

SCHEDULE NEXT MEETING

The next Board meeting is the annual meeting and is set for Thursday, April 13, 2023 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:55 P.M.



Signature of Officer