

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on April 19, 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, April 19, 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, Jim Castles and Linda Muchisky were in attendance.

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management. Committee Chairs John Barajas, Kathy Burlison and Peter Olyniec were also in attendance.

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

- The Board met with the owner of Account # 13705020237 regarding the denied application for his backyard fence.
- Accounts Receivable Report dated April 18, 2023 was reviewed.
- The Enforcement Action Report dated April 15, 2023 was reviewed. The Board asked that the owner Account # 137C0302001 with the white fence paint it black.
- The Inspection Report dated April 15, 2023 was reviewed.

OPEN SESSION

FINANCIALS

The Board was presented with March 31, 2023 financials. As of March 31, 2023, the financial statements reflected \$1,475,932.49 in total operating cash, \$247,311.00 in contingency accounts, \$979,723.67 in the Green Trails capital reserve fund, \$275,993.58 in the Forest capital reserve, \$139,612.56 in the Enclave capital reserve and accounts receivable consisting of \$102,894.18 in assessment receivables and \$135,257.96 in other receivables.

COMMITTEE REPORTS

ARC – Kourtney Dixon advised she will speak with the committee to ensure applications are being reviewed on a timely basis.

Enclave – Kourtney Dixon advised a landscape meeting is scheduled for Friday morning. She also advised that the decorative fountain is not working and they are considering switching the pump to a variable speed with a timer. There is also a group of owners looking into installing spike strips on the exit side of the gate.

Forest – Danielle Pilkinton advised two cul de sacs are being revamped and there are some irrigation repairs being completed.

Finance – Jim Castles advised the committee will start looking at the cash report to see what is available for potential investment.

Landscape – Kathy Burleson advised she has requested a quote to repair the landscaping at the monument by Cracker Barrel. Work has been approved to declutter the natural areas along Park Cypress and to work on the beds in front of the Park Cypress pool. The irrigation reports have not been arriving and Linda Muchisky took an action to find out why.

Parks – Peter Olyniec advised the playground safety inspections had been completed and drinking fountains have been repaired. Mr. Olyniec explained work needed on the pole lights at the Crescent Green park and reviewed an estimate from Spark Lighting to remove existing pole lights at Crescent Green and replace with four new pole lights. After discussion and review, the Board voted to approve the estimate at a cost of \$17,250.00 with \$10,000.00 coming from the parks budget and the remaining amount coming from the reserve account. Mr. Olyniec suggested changes to the Pavilion Reservation Form regarding having animals there and cleaning up garbage. He recommended that money be added to the budget to provide a regular electrical inspection.

Patrol – Linda Muchisky reported that the current month's report shows a positive decrease in activity in the community.

Pickleball – John Barajas provided the Board with statistics showing pickleball and tennis court usage at the Park Cypress court. He also advised of a beginner's clinic to be held April 29th, a kids clinic in June, a tournament in October, and an intermediate clinic in November. The pickleball committee is also looking at options for a fundraiser to benefit a local charity. He reported that the windscreens were replaced, the gate is still under repair and that seating is a challenge and is being reviewed.

DISPOSITION OF MINUTES

The Board was presented with the minutes from the meetings held on March 9, 2023. After discussion and review the Board approved the minutes as presented.

BUSINESS

Fence Estimates – The Board was presented with estimates from three companies to complete phase 2 of the HOA wooden fence replacement along Greenhouse, north of Kingsland. After discussion and review the Board approved the estimate submitted by Houston Fence at a total cost of \$206,955.84.

Pavilion Reservation Form – The Board reviewed the current form being used for owners to reserve park pavilions. The Board discussed adding text about not being liable for inflatables. It took an action to check with the lawyer to see if they have a pavilion contract we can use as a guide. The Board asked Ms. Esteban to send it out in word format and to ask other managers at Crest for sample pavilion reservation forms.

Homeowner Appeal Account #1370502037 Fence Denial – After discussion and review the Board voted to grant a variance for the fence application with the following conditions: Fence pickets visible from the street must face out, the rot board cannot exceed 12 inches in height and the fence must be located inside the property line.

Other business - The board discussed the forwarding of emails to others in the community and decided not to share emails that are sent to board members with anyone that wasn't included in the email.

It also discussed a wish to review and update the Welcome Packet and requested Ms. Esteban to provide a version for review.

The Board agreed to ask Mr. Crawford to provide assistance with the reserve study software, as he had offered.

The Board suggested adding a rule that children have to be 14 years old or have adult supervision at pools per State and County requirements.


The board discussed House Bill 92 and its impact on the community.

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 the annual meeting and is set for Thursday, May 11, 2023 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 9:10 P.M.



Signature of Officer