

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on April 23, 2024**

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 23, 2024 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams

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

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management. Three guests attended during open session, including two committee leads. Two guests attended via teams.

CALL TO ORDER/ADOPTION OF AGENDA

The meeting was called to order at 6:00 P.M. and the Executive Session was initiated. The meeting was conducted in accordance with an agenda, a copy of which is attached. The Open Session was convened at 6:30 pm.

EXECUTIVE SESSION SUMMARY

- Collections report dated April 23, 2024 was reviewed. Two accounts have been filed, one account lender has filed for foreclosure, one account going to the next step and four accounts suits have been filed. Forty accounts received certified letters in April, approximately twenty still outstanding.
- Deed restriction report dated April 18, 2024 was reviewed. No action taken
- The Board met with the owner of Account #137C0301003 to discuss the denied application for a batting cage.

OPEN SESSION

Summary of decisions made in Executive Session: The board voted to approve ARC application for Account #137C0301003 with conditions.

FINANCIALS

The Board was presented with March 31, 2024 financials. As of March 31, 2024, the financial statements reflected \$1,697,807.10 in total operating cash, \$273,419.67 in contingency accounts, \$730,429.26 in the Green Trails capital reserve fund, \$279,049.93 in the Forest capital reserve, \$132,494.44 in the Enclave capital reserve and accounts receivable consisting of \$109,447.58 in assessment receivables and \$47,063.42 in other receivables.

Board considering moving CDAR CDs to another Cedars account. Jim Castles will take action.

VOLUNTEER NEEDS

Heather updated list.

HOMEOWNER OPEN FORUM

Melissa and Chris Yeroyannis asked about volunteer needs for the community. Linda let them know where to find the most immediate list of volunteer needs.

COMMITTEE REPORTS

Architectural Review – No report.

Community Events – Kelley O'Brien reported that the Concert in the Park is scheduled for May 4th at Crescent

Green Park, Summer Kick off at Gerri Ayers Pool is scheduled for May 24th with Kona Ice truck and Shred Day is scheduled for June 8th. Adult Water Fitness is set to begin the first week in June on Saturday mornings and will be testing out a Tuesday evening class in July.

Communications - Linda Muchisky updated monthly minutes and events and dates on website. Fence Phase 3 start date will be publicized and door hangers will be put out starting this week. All emails from Crest have been moved over to the Prepared Publications distribution list.

Enclave – No report

First Impressions – No report, board members commented on how great it looks.

Forest – Danielle Pilkinton reported working with IMS to fix the landscaping that has died. IMS has been very responsive.

Landscape – Kathy Burleson reported IMS has added complimentary pine straw to Kingsland. Less herbicide will be used in this area because of the addition. Suggests cleaning up dirt around trees left by Ezee Fiber. There has been no response from Ezee Fiber to clean up. Grass situation is mostly weeds, residents are complaining about islands that are bare or all dirt. Need to establish if irrigation is improving before we can do more on islands so that we are not wasting money. We need to communicate the issue to residents. Kathy plans to start small with resodding.

Parks – Peter Olyniec expressed concerns regarding Phase 2 of Gerri Ayers Renovation/ the patio conversion. Board assured Peter we are not moving forward until we have updated plans/quotes presented for approval. Peter also reported that the rusted soccer goal has been removed from Desert Ivy.

Patrol – Linda Muchisky reported nothing abnormal on patrol statistics.

Pickleball – Peter Olyniec reported that league play is going well and everyone gets a chance to play.

Pools – Kelley O'Brien reported maintenance is underway at Park Cypress, (painting, replacing rotten wood, gate repair, power washing). Fence at PC continually needs repair, we can expect to replace the entire fence in the next 5 years. Gerri Ayers renovation is nearing completion. The plaster will be completed on Thursday. GA maintenance will begin once renovation is complete. Park Cypress will open on Saturday, May 5. Email will go out at the beginning of next week including opening days, pool hours, pool rules, proper attire, access card reminder, and proper behavior. Kelley will arrange a meeting with all parties involved in Phase 2 of GA Renovation/patio installation (Pools, Parks, and Landscape) so all are on the same page. Updated plans/quotes will be presented to the board to approve before phase 2 work begins.

Swim Team– Kelley O'Brien reported that the swim team kicked off with a parent meeting on Sunday and evaluations will be on Saturday. Monday through Friday practice begins on Monday, 4/29. We will be at Park Cypress pool and shift to Gerri Ayers when the pool is ready. Expect pool parking lots to be full. Emailed Jim and John heavy traffic dates to pass on to tennis and pickleball. There are currently 210 swimmers registered.

Tennis – Bob Kunzi reported that the tennis social had a good turnout of 16-20 people. Future activities: Jr clinic and elementary clinics planned for May. June 10th resurfacing of 3 courts. Should take approximately 8 days. Contractors recommend digging gutters to help slope water away. Card readers installed and working! There is still an issue at Gerri Ayers with the card readers shorting out when it rains. Bob is getting a quote from DSC to move the electrical line. Suggested showing lifeguards how to replace the fuse.

NEW BUSINESS

Katy Aquatics Pool Use Request was discussed. A general set of guidelines needs to be put in place for use of common area rentals by non-residents. Heather Esteban will ask other communities about their guidelines.

Contracts and Proposals- none at this time.

Heather Esteban updated board on recent mediation.

Consideration of Delinquent Accounts – The Board approved deactivating amenity access cards for all owners that are delinquent on their 2024 assessment.

Action Item List:

Online space to share documents: first attempt did not work. Heather Esteban is working with Crest to get set up

Color for herbicide: Heather Esteban spoke to Josh with IMS and he advised signs would have to go out everyday

Security: Robert Poldevaart spoke with Sgt. Ellis regarding vandalism, they were aware

Sidewalks: Heather Esteban is getting bids for raising and leveling

Gerri Ayers Pool: Heather Esteban advised she wanted to speak with Dennis Hetu as she thought he mentioned being able to help with the air flow situation in the restroom at the last Board meeting.

Mailboxes: Heather Esteban now has contact with the post office for replacements and is obtaining bids for regular maintenance

Pool Rules: Heather Esteban is having rules typed up and will go up on the website and emailed out.

Holiday Decorations: need to get new bids and sign new contract

The Board announced the following decisions which were made between Board meetings:

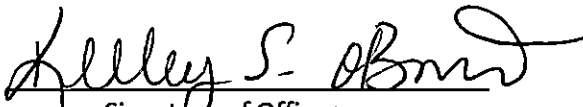
- The board approved March Board minutes
- April 12, 2024 the Board approved an estimate from Houston Fence to start phase 3 fence installation at a total cost of \$181,200.00.

Linda Muchisky reminded everyone about the Volunteer dinner tomorrow night.

SCHEDULE NEXT MEETING

The next Board meeting is set for Thursday, May 9, 2024 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:20 P.M.



Signature of Officer