

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on May 15, 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 Wednesday, May 15, 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, Linda Muchisky and Dennis Hetu were in attendance.

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management. Four 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 May 10, 2024 was reviewed.
- Deed restriction report dated May 13, 2024 was reviewed.
- The Board reviewed an appeal from the owner of Account #137P0905057 to discuss the denied application for painting gutters.

OPEN SESSION

After reconvening to open session, the board voted to approve ARC application for Account #137P0905057 as submitted.

FINANCIALS

The Board was presented with April 30, 2024 financials. As of April 30, 2024, the financial statements reflected \$1,605,100.68 in total operating cash, \$273,466.74 in contingency accounts, \$540,463.12 in the Green Trails capital reserve fund, \$279,191.83 in the Forest capital reserve, \$132,544.39 in the Enclave capital reserve and accounts receivable consisting of \$88,401.53 in assessment receivables and \$49,480.22 in other receivables.

VOLUNTEER NEEDS-

The board reviewed the list of volunteer needs. There was nothing to add at this time.

HOMEOWNER OPEN FORUM-

Ryan McPhetridge expressed concerns regarding the potential patio project at Gerri Ayers.

Dante Caravaggio also expressed concerns regarding the patio and would like to keep the play equipment at Gerri Ayers.

Yvonne Soo voiced her concerns and other residents regarding the playground at Gerri Ayers and volunteered to help improve communication and feedback.

COMMITTEE REPORTS

Architectural Review – No report.

Community Events – Kelley O'Brien reported that the Concert in the Park was successful until the rain arrived. Kona Ice event is scheduled for May 24 at Gerri Ayers, but will likely be pushed to the following week. Shred Day is scheduled for June 8 at Park Cypress. Kelley will update the website with more details on shred day. Kelley will be reaching out to the 4th of July committee soon.

Communications - Linda Muchisky reported we are continually working to improve the communication to residents.

Enclave – Linda Muchisky reported on behalf of Kourtney Dixon. Kathy Burleson had flower beds made smaller to beautify the entrance at the Enclave.

First Impressions – No report

Forest – No report

Landscape – Kathy Burleson asked if there is documentation of where the responsibility ends for Enclave and Forest entrance areas. Kathy will provide an image to show clear lines. Kathy expressed concerns regarding residents planting on HOA areas. She would like to see a policy for the entire neighborhood to include items such as: risk of damaging irrigation, benches installed that may require extra maintenance or moving from mowing crews, inconsistencies of plants not with neighborhood aesthetics. Seedling trees have been planted by residents and HOA incurs the cost to remove or damage the fix. Linda Muchisky asked Kathy Burleson to come up with a policy for the board to review. After discussion about this already being included as part of the HOA rules, it was agreed to ensure it included these suggested items. Heather Esteban will research wording. Kathy Burleson would like to see a long range plan for islands and grassy areas that are currently filled with weeds. The storm damage was extensive. Kathy has been in contact with arborists regarding trees. IMS has removed the dirt around the trees left by EZFiber. Heather will request reimbursement for dirt removal from EZEE Fiber with help from the County.

Parks – Peter Olyniec would like to see an analysis of demand for Gerri Ayers playground and would like to see a landscape design presented by multiple companies incorporating a play area and a patio.

Patrol – Linda Muchisky reported that the statistics are very positive this month.

Pickleball – Peter Olyniec reported that league play is over. The committee will meet to see what is next.

Pools - Kelley O'Brien reported Park Cypress has been open the weekends in the month of May with no issues reported thus far. Gerri Ayers pool renovation is nearing completion. Currently filling the pool and today started day 1 out of 10 chemical treatments which puts Gerri Ayers possibly opening on May 26, 20204.

Reserve Study- Peter Olyniec volunteered to assist with the Reserve study and requested it be added to the June agenda.

Swim Team– Kelley O'Brien reported that we have just kicked off week 3 of the swim team. Practice at Park Cypress is going well. Looking forward to getting back to Gerri Ayers after the renovation is completed.

Tennis – Bob Kunzi reported the middle school clinic is this Saturday and 15 kids have signed up. Beginner clinic

is June 1 at Gerri Ayers. Resurfacing Gerri Ayers will occur on June 10. A guard covering the box was installed at Park Cypress to protect the new card reader. Bob will install a chain link over the gate entrance.

NEW BUSINESS

Contracts and Proposals – The board was presented with two estimates to replace the electrical panel that controls the Park Cypress Pond Fountain. After discussion and review, the Board voted to approve the estimate provided by Progressive Electric.

Action Item List:

- MUD 346 will be proposing four new projects to Precinct 4, that benefit our area. Doug Diehl proposed fixing and widening the sidewalks along the bayou that were damaged during de-silting and sidewalk extension. HOA will send an eblast asking for projects.
- Electrical at pond: Heather Esteban will ask IMS to maintain it the area surrounding the electrical box so that more damage does not occur. Heather will ask Lake Pro to add a lock. Board approved Progressive's quote to fix the fountain.
- Linda Muchisky will post information about Mosquito spraying on the website.
- Heather Esteban will get quotes to add vents to exterior doors at Gerri Ayers bathroom to help with circulation.
- Constable signs for pools have been requested. Signs which provide the Constable's phone number at each pool have been requested.
- A door handle will be added at Gerri Ayers back gate.
- Quotes for the painting of the Park Cypress tennis entrance gate have been requested.

Collection Enforcement Actions – The Board approved moving forward with collection enforcement actions on the following two accounts, up to and including foreclosure: 137P0201017 and 137P1001006.

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

- April 29, 2024 the Board approved a change order for the pool project to replace the racing lane tiles at a cost of \$10,993.42.
- May 2, 2024 the board approved the April 23, 2024 Board minutes

SCHEDULE NEXT MEETING

The next Board meeting is set for Monday, June 10, 2024 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:30 P.M.


Signature of Officer