

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on June 10, 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 Monday, June 10, 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, Linda Muchisky and Dennis Hetu were in attendance.

ALSO PRESENT: Heather Esteban of Crest Management

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 6:40 pm.

EXECUTIVE SESSION SUMMARY

- Collections report dated June 10, 2024 was reviewed.
- Deed restriction report dated June 8, 2024 was reviewed.

OPEN SESSION started 6:40pm

3 committee leads in attendance, 2 homeowners in attendance, 1 online attendee

Homeowner Hearing – The board met with the owner of Account #137P1503033 to discuss the denied driveway application. The homeowner was in attendance for discussion; he confirmed they will use a contractor, not DIY. The cement base for the pavers was confirmed. The homeowner confirmed stopping at the end of the fence which aligns with the end of the house. Dennis Hetu clarified the ARC reasons for denial of the request initially with the homeowner and verified with the homeowner the expectation to maintain the pavers in line with the overall driveway maintenance. After discussion the Board voted to grant a variance and the application was approved as submitted.

VOLUNTEER NEEDS-

The board reviewed the list of volunteer needs - add one for holiday décor

HOMEOWNER OPEN FORUM-

Ralph Garnder – Lunsford mews area resident was in attendance to discuss the pine trees along the side of his property. The homeowner mentioned pinecones and pine sap on his property as an issue. There is a dead tree on the HOA property and he requested someone to come and look. The dead tree is on the list for removal as confirmed by the landscape committee lead. The landscape committee lead advised the homeowner that pine trees should not be trimmed in this heat as it would attract pine bark beetles. The homeowner asked that the health of all the trees be assessed when the dead tree is removed and the Board and committee lead agreed. The homeowner asked for a follow up email when this occurs.

Brandy Desmarais - Has a zipline in the front yard and she indicated it was difficult to put up and take down repeatedly. The Board requested a photo as Heather Esteban didn't have one handy. The Board asked them to consider options for backyard use. Homeowner indicated there is only one tree in the backyard. Kids wait for the bus by their house and lots of kids use it while waiting on the bus. The Board will consider this item further after a photo has been provided.

COMMITTEE REPORTS

Architectural Review – no additional business beyond what has been discussed.

Community Events – Kicked off the summer with Kona Ice event and handed out about 140 snow cones. Water Fitness kicked off 2 weeks ago and there has been a great turnout so far! The shredding event held on Saturday was a great success. Last year's 4th of July chair is unable to commit to this year. Kelley O'Brien is meeting with Melissa, Chris and Simona on Wednesday to see if they can take the lead together. Pool, lifeguards, DJ, and Kona Ice have already been booked. So, if nothing else, we can have the pool party.

Communications - Need to add AT&T contact number to website for fiber install feedback. Linda Muchisky worked with Prepared publications to have a banner on the website to better advertise events and information, including a request to report storm damage and follow up on mosquito treatment/truck spray. Also posted a note from Sgt Ellis about how to report crime or maintain anonymity online. Linda also asked them to push up the email blast box to a more prominent place. Heather Esteban asked about sharing Crest email list with Prepared Publications but due to spam laws this can't be a continuous cycle to update email blast addresses. Heather Esteban to follow up with Mosquito truck on speed of travel; Dennis Hetu saw truck on recent Tuesday night.

Linda Muchisky to put out a call for volunteers for holiday decoration bid collection and July 4th parade on the website.

Enclave – Heather Esteban sent bids for coach light replacements and landscape lighting repair.

Fencing status – Linda Muchisky to check in with Houston Fence for completion timing.

Finance – Dennis Hetu and Jim Castles to meet this week to review options for investments.

First Impressions – not present

Forest – Heather Esteban to send Danielle Pilkinton contacts for recent tree trimming services. Danielle Pilkinton approved annual color for winter change out for the neighborhood.

Landscape – We are waiting on the vendor to take down 4 dead trees by pond; Cody's Tree Service has not been responsive thus far. The other vendor has been flaky as well. One vendor didn't have an appropriate comp level for insurance and wouldn't add it unless there was a contract in place for services.

Irrigation reports – not monthly, these come out after the previous report gets approved and the repairs are made. The report for May is expected this week. Linda Muchisky recognized that we can't tell if the irrigation report is better from one month to the next; we can't tell if certain sprinkler heads are breaking repeatedly, nor can we tell if prior repairs on valves or lines are lasting. Linda Muchisky has asked IMS for the raw data and will see about putting it into a trackable format.

Heather Esteban to put photos with delineation together for Enclave and Forest vs natural area responsibilities. Heather will include these photos in this month's minutes and landscape files for future reference.

Parks – Peter Olyniec has quotes to add addresses to park signage, 2 parks would have closest proximity to as they don't have real addresses. Quote was \$600-700.

Pole lights at Desert Ivy not working – one is ballast not working. Electrician not willing to use a ladder, requiring use of a cherry picker. Peter Olyniec gave an overview of current light poles at Desert Ivy. Peter Olyniec reminded the group that the Crescent Green light project last year cost \$17k. Wisdom woods overview given as well.

Patrol – Sgt Ellis emailed the Board about his new assignment; The monthly report from patrol indicated the

number of homeowner requests was steady.

Pickleball – The new committee leads were communicated to the Board via email. Linda Muchisky to confirm that the website reflects the new leads.

Pools – Based on homeowner comments, Danielle Pilkinton asked Crest for thoughts on swimming w/o lifeguards. Heather Esteban shared that the HOA's insurance would increase drastically if this change was made. Also, due to the precedent of having life guards the perception of the pools being guarded pools is out there. This poses a risk, no matter what the signage would say. It is also a requirement for this option to remove slides and diving board. Heather Esteban also shared that the HOA could not do an unguarded offseason option, as the HOA must be consistent either way.

The new access cards are working great! Both pools are currently open. There have been complaints regarding the adjusted pool hours. ABP has had to pull in additional guards to Park Cypress specifically when the swimmer load is heavy. The offseason maintenance at Gerri Ayers is not completed. McKenna still has painting in restrooms, under the pavilion and power washing to do, but needs two full days to complete this.

The GA pool renovation is not complete, communication with the contractor has been difficult. Diving board needs to be installed, lights in the pool are not working on one side, there are chips in the decking, there are discoloration issues with the new pebble tech in the pool, and general project clean up remains. ABP scrambled to get the pool open for us. Major chemical treatments had to be done by ABP to get the pool ready for swimmers. Pool cleaning equipment was replaced by ABP after being destroyed by the construction crew and restrooms were cleaned up. These items need to be deducted from final payment to the contractor. HOA project manager is trying to arrange an in-person meeting with him to discuss remaining details.

Reserve Study – The Board is still looking for a volunteer to run this effort. Linda Muchisky suggested Harry to help with updating the excel file that was built out last year. Danielle Pilkinton will go through the spreadsheet at next meeting

Sidewalks – Peter Olyniec met with CRC and they looked at Allview between Baker and Greenhouse. This section can't be lifted by fill method and this section of the HOA shows the sidewalk to be homeowner responsibility. Heather Esteban to send out the HOA declaration of this area to the Board for review. The Ember Trails section has been quoted for \$6,418. This is higher than Peter Olyniec expected, but also includes 3 other common areas and appears in line with last year's work. The concrete pads for mailboxes are the responsibility of the HOA. Peter Olyniec to have the mailbox pad near park cypress added to the quote.

Swim Team – Swim Team will be wrapping up in a few short weeks, last week of June. Tonight is the 2nd out of 4 dual meets. The team is very grateful for the additional funds from the HOA to purchase new tents and the cooling mister that was used at the first home meet last week.

Tennis – Jim Haylett shared that the beginner and Jr High clinics were both successful and well attended. Young beginners clinic was led by Introductory Tennis Instructors who were geared to this age group and did a great job working with the younger children. The court resurfacing at GA began today. Additional work needed to correct ongoing issues with blown fuse following rain, this replacement of the current line with the new electrical line is estimated at \$1700 and falls within the existing budget. Dennis Hetu recommended the pouring of seals in conduit ends to help reduce likelihood of future water issues for this line.

NEW BUSINESS

Contracts and Proposals – The holiday décor 1 year bid was approved but the Board recognized the need to rebid this work and to find a volunteer to lead this effort. Linda Muchisky to post this need on the website.

The running Action Item List was reviewed with Heather Esteban and is posted on Crest website for homeowner

awareness.

Collection Enforcement Actions – The Board approved moving forward with collection enforcement actions on the following accounts, up to and including foreclosure: 1370601008, 137P0102027, 137P0201013, 137P0201015, 137P0805018, 137P1401007, 137P1402019, 137P1503014, 137P1701030, 137P0603006 and 137P0301007.

Announcement of Decisions Made Between Meetings - The Board advised the meeting minutes from the May 15, 2024 meeting had been approved.

SCHEDULE NEXT MEETING

The next Board meeting is set for Thursday, July 11, 2024 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:53 P.M.

Danielle Pilkinton

Danielle Pilkinton (Jun 14, 2024 15:25 CDT)

Signature of Officer

Enclave entry



Enclave center



Forest entry



Forest entry









20240610 Board Minutes

Final Audit Report

2024-06-14

Created:	2024-06-14
By:	Heather Esteban (heathere@crest-management.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAL1mbkDKL7iHU7sZv8phfHgPNfvXpuVV

"20240610 Board Minutes" History

-  Document created by Heather Esteban (heathere@crest-management.com)
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-  Document emailed to daniguerre7@yahoo.com for signature
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-  Email viewed by daniguerre7@yahoo.com
2024-06-14 - 8:00:41 PM GMT
-  Signer daniguerre7@yahoo.com entered name at signing as Danielle Pilkinton
2024-06-14 - 8:25:11 PM GMT
-  Document e-signed by Danielle Pilkinton (daniguerre7@yahoo.com)
Signature Date: 2024-06-14 - 8:25:13 PM GMT - Time Source: server
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