

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on July 11, 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 Thursday, July 11, 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 Kelley O'Brien were in attendance.

ALSO PRESENT: Heather Esteban and Joanne McIntyre 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 6:55 pm.

EXECUTIVE SESSION SUMMARY

- Collections report dated July 10, 2024 was reviewed.
- Deed restriction report dated July 10, 2024 was reviewed.
- The Board met with the owner of Account #137P1201028 to discuss the denied fence application

OPEN SESSION started 6:55pm

4 committee leads in attendance, 2 homeowners in attendance, none online.

Vote on Homeowner Hearing – The board met with the owner of Account #137P1503033 to discuss the denied fence application. After discussion the Board voted to grant a variance with conditions: front facing portion in compliance with height and materials within 60 days and entire fence needs to be brought into compliance when the fence is replaced or upon sale of the home, whichever is first.

FINANCIALS

The Board was presented with June 30, 2024 financials. As of June 30, 2024, the financial statements reflected \$1,323,348.33 in total operating cash, \$273,736.09 in contingency accounts, \$528,976.50 in the Green Trails capital reserve fund, \$298,846.30 in the Forest capital reserve, \$143,686.76 in the Enclave capital reserve and accounts receivable consisting of \$56,540.95 in assessment receivables and \$10,708.54 in other receivables.

HOMEOWNER OPEN FORUM-

Homeowner, Lily Barnett, expressed concern regarding an approved fence installed on a joint property line. The fence extends past her house and would like the fence to stop at the corner of her house. Board will review the case and get more details. State law prohibits HOAs from prohibiting security features to be installed including fencing.

COMMITTEE REPORTS

Architectural Review – No Report

Community Events – Kelley O'Brien reported that the 4th of July Parade and Pool party was a success due to the volunteers stepping in and making it happen. Water Fitness is well underway and has regular attendance. Evening classes are scheduled for Tuesdays in July on a trial basis. Lifeguards for Tuesdays are double the cost because

the pool is not open. Upcoming events scheduled include the Dive In Movie in August and we are looking for a volunteer to organize the Fall Adult Mixer.

Communications - Linda Muchisky reported that a pop up on the home page was added to the website in an attempt to get information to residents more quickly. Kelley O'Brien presented a newsletter template that could go out quarterly by eblast. She will reach out to committee leads and update the template to send out as a trial.

Enclave – Kourtney Dixon reported that power and water were back on on Wednesday evening following Hurricane Beryl. The gate app is not working due to lack of cell service, but not much damage otherwise.

Finance – Jim Castles and Dennis Hetu making progress on investments.

First Impressions – David Lehman reported that all intersections look good, considering the recent bad weather. He has asked Yellowstone to ensure they are back on schedule next week. No major damage to the areas, just the dead trees down in many places. He will ask Yellowstone to prepare a quote to clean up all dead trees to get approval from MUD 346. New plants were recently installed in the planters, the current plants do well in the summer. There are also new planted trees at Fry, replacing the crepe myrtles.

Forest – Danielle Pilkinton reported that The Forest got power back on Tuesday after Hurricane Beryl. One homeowner in The Forest lost a major tree, but sustained no damage to the house. The tree has already been cleaned up, but is waiting to be removed. There is a new volunteer to help with tree trimming.

Landscape – Kathy Burleson reported that IMS will be completing storm debris pickup in place of mowing this week. Typically storm debris is an extra charge. IMS will propose additional tree clean up needed after the storm. Kathy is contacting tree companies for removal on storm damaged trees and making an inventory of damaged trees. Heather Esteban will take care of the trees on common area fences so they can be resolved. County will provide median and sidewalk clean up regarding trees and storm debris.

Parks – Peter Olyniec had 2- sided address signs posted at each park. Peter also reported that Eze Fiber is putting cable over sidewalks and they need to be buried. Heather will reach out to the county regarding unresolved issues. Peter Olyniec also expressed concerns regarding the fountain at the pond.

Patrol – Sgt. Salas will be our new GT contact. Heather will invite him to the August meeting. Linda Muchisky requested the board to prepare any questions for Sgt. Salas.

Pickleball – Linda Muchisky reported on behalf of Loren Byrnes that things are going well with Pickleball. Peter Olyniec, Facilities Lead for pickleball will work with Bob Kunzi (tennis) regarding wording on new Tennis/Pickleball guidelines signage at Park Cypress.

Pools – Kelley O'Brien reported that there was no damage at pools from Hurricane Beryl. Gerri Ayers (GA) will be open tomorrow and A-Beautiful Pools will be checking chemicals at Park Cypress and will advise when it is safe to open. Kelley will send communication out regarding pools being open again. The pool renovation contractor for GA is addressing items that still need to be fixed. Peter Olyniec mentioned the sidewalk outside of the fence was damaged and needs to be added to the contractor's list. Landscape beds at the entry of the pavilion need new plants as well. Large planters will be added to the pool side of the pavilion. Kelley asked Heather to schedule McKenna to complete painting at GA.

Reserve Study – Danielle Pilkinton reported we will get started on Reserve Study.

Sidewalks – Peter Olyniec reported that there is \$15,000 in reserve allocated to sidewalks. Peter suggested we address the 13/62 common mailbox pads and 2 common areas that are hazards. Board agreed. Heather will contact Longhorn MUD regarding Ember Trails sidewalk repair regarding responsibility. It was determined Allview sidewalks are the homeowner's responsibility. Peter will get started on mailbox pads, while awaiting answers on Ember Trails from Longhorn MUD.

Mailboxes- Heather will get bids to clean and paint all mailboxes.

Swim Team – Kelley O'Brien reported that the 2024 swim season is complete. The weather made the season more challenging, but overall it was an awesome season!

Tennis – Jim Haylett reported minimal amount of damage from Hurricane Beryl; repairs have already been made. windscreens re-tied, pickleball nets blown around and missing net strap on tennis net. Kudos to the landscape crew for blowing off courts. Resurfacing is completed at Gerri Ayers Courts. New trenches were added along Gerri Ayers around the outside of the fence to help prevent seepage. Upcoming: the data line will be replaced at GA pool gate on July 17. In the near future, access gates at Park Cypress and Gerri Ayers courts will be painted.

NEW BUSINESS

Contracts and Proposals – There are no new contracts or proposals to review. The current trash contract expires 12/31/24.

The running Action Item List was reviewed with Heather Esteban

Announcement of Decisions Made Between Meetings - The Board advised the meeting minutes from the June 10, 2024 meeting had been approved.

SCHEDULE NEXT MEETING

The next Board meeting is set for Thursday, August 8, 2024 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:57 P.M.

Signature of Officer

Signature: 
Kelley O'Brien (Aug 17, 2024 12:33 CDT)

Email: obrienkelley97@gmail.com







20240711 Board Minutes

Final Audit Report

2024-08-17

Created:	2024-08-17
By:	Heather Esteban (heathere@crest-management.com)
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"20240711 Board Minutes" History

-  Document created by Heather Esteban (heathere@crest-management.com)
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-  Document emailed to Kelley O'Brien (obrienkelley97@gmail.com) for signature
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-  Signer Kelley O'Brien (obrienkelley97@gmail.com) entered name at signing as Kelley O'Brien
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-  Document e-signed by Kelley O'Brien (obrienkelley97@gmail.com)
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