

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on September 11, 2025,

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, September 11, 2025 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams

CONFIRM QUORUM: Kim Franklin, Kelley O'Brien, Jim Haylett, Danielle Pilkinton and Dennis Hetu 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 convened at 6:30 pm.

EXECUTIVE SESSION SUMMARY

- Collection status report dated September 10, 2025 was reviewed.
- Deed restriction report dated September 10, 2025 was reviewed.

OPEN SESSION

Open Session was initiated at 6:35 pm with five committee leads in attendance, three homeowners, and no residents online.

AUTHORIZATION FOR LEGAL ACTION

The Board approved moving forward with sending the following account to the attorney for failure to comply with the deed restrictions: 137P1402006

HOMEOWNER OPEN FORUM

Homeowner David Anderson brought concerns to the Board regarding the maintenance of Kinder Morgan Pipeline right of way. He is requesting extra mows. Crest will reach out to Kinder Morgan for confirmation on when they will mow and get pricing from the HOA's landscape company to potentially include extra mows.

2026 COMMITTEE BUDGET REQUESTS

Swim Team- Randy Nguyen from Green Trails Swim Team presented attached budget requests.

Community Events – Kelley O'Brien presented attached budget requests.

Communications – Communication requests included website/social media maintenance and Crest enhanced site.

Enclave – no report

First Impressions – no report

Forest – no report

Landscape – Kathy Burleson presented attached budget requests.

Parks – Peter Olyniec presented attached budget requests.

Patrol - No report. Discussion around upcoming Commissioners Court meeting regarding pay increase for patrol officers.

Pickleball – Norma Joe presented attached budget requests.

Pools – Pools should have updated requests in October.

Tennis – Bob Kunzi presented attached budget requests.

FINANCIALS

The August 31, 2025 financials were presented to the Board. As of August 31, 2025, there was a total cash balance of \$912,139.68 in the Operating Account, the Contingency Account had a balance of \$181,004.37, Capital Reserve Account had a balance of \$602,355.46, Forest Capital Reserve Account had a balance of \$287,308.74, Enclave Capital Reserve Account had a balance of \$129,354.99. Assessment receivables totaled \$20,574.59 and Other receivables totaled \$105,202.37.

NEW BUSINESS

No contracts or proposals at this time.

Heather has requested all 2026 contract renewals from vendors.

Action Item List

No new items to review at this time. Reminder of actions from the last meeting about possible disciplinary measures for failure to comply with amenities posted rules.


Announcement of Decisions Made Between Meetings

August 28, 2025 the Board approved the minutes of the Board meeting held on August 14, 2025.

NEXT MEETING

The next Board meeting is currently scheduled for Thursday, October 9, 2025 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:01pm


Kelley O'Brien (Sep 13, 2025 13:36:42 CDT)

Signature of Officer

September 11th Board Meeting – Pickleball Committee Report

- We will be planting tree recommended by Kathy Burleson (Monterrey Oak, Mexican White Oak) in SE Corner in October.
- Our September Labor Day Open Play had a good turnout.



- Women and Men's League play will begin in October with last match November 15th. Provided NE, NW Court reservation dates to Gregory and Rich.

For the tennis committee :

Received the quote for the shaded patio addition to court 3 at GA that the women's leagues have requested be investigated. Feasibility and sufficient justification of cost needed before any decision can/will be made.

Women's tennis league fall season advanced court reservations have been made. Pickleball league advanced court reservations will be made as soon as schedule is provided.






20250911 Board Minutes

Final Audit Report

2025-09-13

Created:	2025-09-13
By:	Heather Esteban (heathere@crest-management.com)
Status:	Signed
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