

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on May 8, 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, May 8, 2025 at 6:07 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams

CONFIRM QUORUM: Danielle Pilkinton, Kelley O'Brien, Jim Haylett and Kim Franklin were in attendance. Dennis Hetu was unable to attend.

ALSO PRESENT: Heather Esteban and Joanne McIntyre of Crest Management

CALL TO ORDER/ADOPTION OF AGENDA

The meeting was called to order at 6:07 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 6:45 pm.

EXECUTIVE SESSION SUMMARY

- Collection status report dated May 7, 2025 was reviewed.
- Deed restriction report May 6, 2025 was reviewed.

OPEN SESSION

Open Session was initiated at 6:45 pm with 3 committee leads in attendance, three homeowners, and no residents online.

AUTHORIZATION FOR LEGAL ACTION

The Board approved moving forward with sending the following accounts to the attorney for failure to comply with the deed restrictions: 137V0202012, 137P1202012 and 137P1402006.

FINANCIALS

The April 30, 2025 financials were presented to the Board. As of April 30, 2025, there was a total cash balance of \$1,587,019.56 in the Operating Account, the Contingency Account had a balance of \$180,901.49, Capital Reserve Account had a balance of \$623,271.43, Forest Capital Reserve Account had a balance of \$291,678.87, Enclave Capital Reserve Account had a balance of 126,739.22. Assessment receivables totaled \$73,062.50 and Other receivables totaled \$78,998.59.

HOMEOWNER OPEN FORUM

- Street parking – will communicate to new HOA assistant that this alone is not a violation
- Enclave entrance update – one homeowner was dissatisfied with the stones
- Cul de sac basketball hoop – damaged homeowner decorations – consider a letter to remove from street if against deed restrictions
- Longhorn MUD – talked about irrigation along park cypress street, detention pond plans and fencing repair quotes.
- Concerns with landscape vendor cutting grass too short.
- Irrigation workers out at Desert Ivy all week.

COMMITTEE REPORTS

Community Events – See attached report.

Communications – No report submitted.

Enclave – No report submitted.

First Impressions – See attached report.

Forest – See attached report.

Landscape – See attached report.

Parks – See attached report. Request for \$2000 of existing parks budget for 4 trees (1 replacement, 3 new), Board approved.

Pickleball – See attached report.

Pools – See attached report.

Swim Team – See attached report.

Tennis – See attached report.

NEW BUSINESS

Request from Longhorn UD to add Irrigation – irrigation already exists to some degree - MUD will pay for initial install and repairs, then this will roll into existing irrigation maintenance by HOA. Heather Esteban took the action to connect the HOA irrigation volunteer with the rep from Longhorn MUD to confirm path forward and report back to the Board.

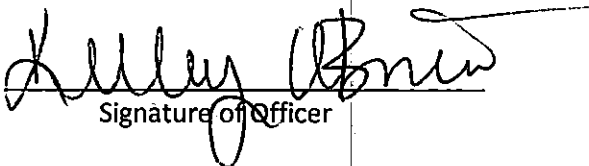
Action Item List

Action item list was reviewed.

NEXT MEETING

The next Board meeting is currently scheduled for Thursday, June 12, 2025 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:59pm


Signature of Officer

May 2025

Community Events

We will lock off summer with snow cones from Kona Ice on Friday, May 23, 6:30pm-8:00pm at Gerri Ayers.

Water Fitness begins on June 7, Saturdays at 9:00AM at Gerri Ayers.

Pools

Temporary schedule was published last week.

Fence replacement at Park Cypress is complete and re-inspection is scheduled for May 12. Pool will reopen on weekends once inspection is completed.

Gerri Ayers is temporarily open on weekends and will open full time on 5/23.

Updated schedule will be published once Park Cypress has been reinspected.

Swim Team

Swim Team practice started last week and is going well. We have about 180 swimmers. We will have our family night on Friday, 5/16 and Time Trials on 5/17.

Forest

Gate entry call box upgrade in progress: vendor selected, working through contract items and construction scheduling. Funded with capital money, reserve fund and operating cash.

Pickleball


email blast to residents through RMC to seek contact info for the committee to inform residents of upcoming events.

May Board Meeting – Pickleball Committee Report

- Greater Houston Pickleball league will be completing May 10th.
- Our April Round Robin had 16 players. See photo below.



- Our next event is Monday, May 26th Memorial Open Play
- We will be purchasing a GT Pickleball banner for next season's league play.

GREEN
TRAILS 
PICKLEBALL

LANDSCAPE COMMITTEE REPORT 5/25

Mulch application throughout the neighborhood

Fertilizer application to Azaleas, Fry, Pocket Park & Amherst Point

New plantings:

Emerald Leaf Cul de Sac, Loropetalum

Greenhouse and Chisel Point Monuments, Asian Jasmine

Greenhouse Monument, North, removed failing Junipers and replaced with Liriope

Park Cypress, Variegated Ginger inside pool fence

Trees:

Chisel Point, Monterrey Oak, replacing loss

Wisdom Woods Park, Monterrey Oak, replacing last year's loss

Cypress Run median, 2 Live Oaks and Oklahoma Red Bud, replacing failing Maples removed earlier

Additional plantings to follow

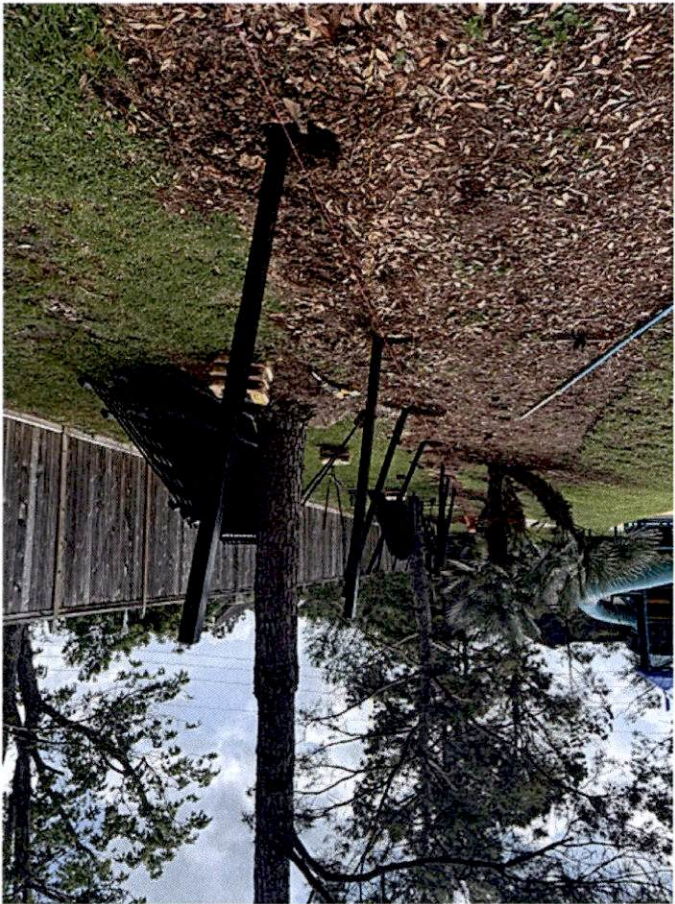
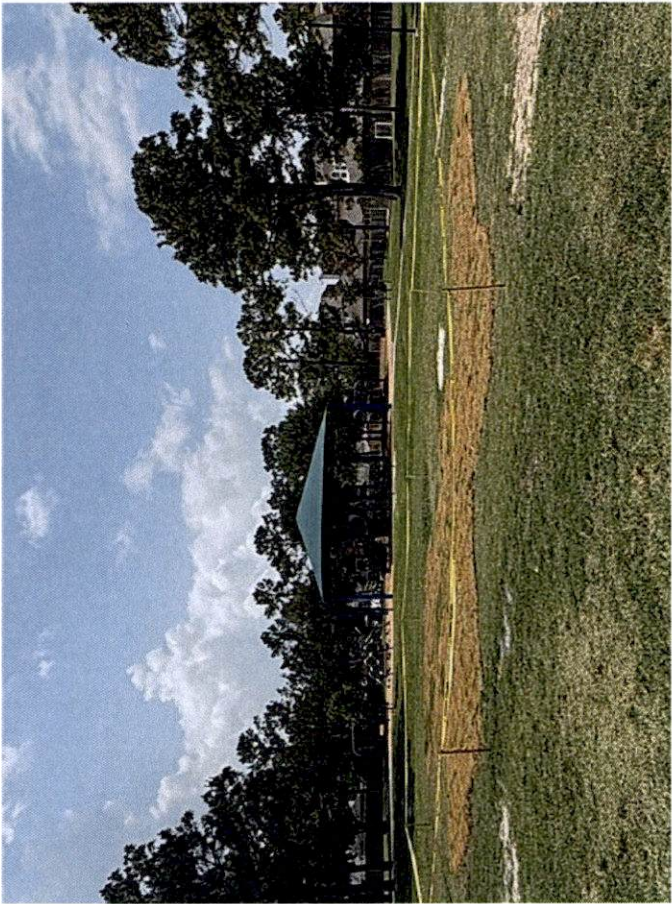
Parks Committee May 2025 Report (and Pool Barrier Fence Report)

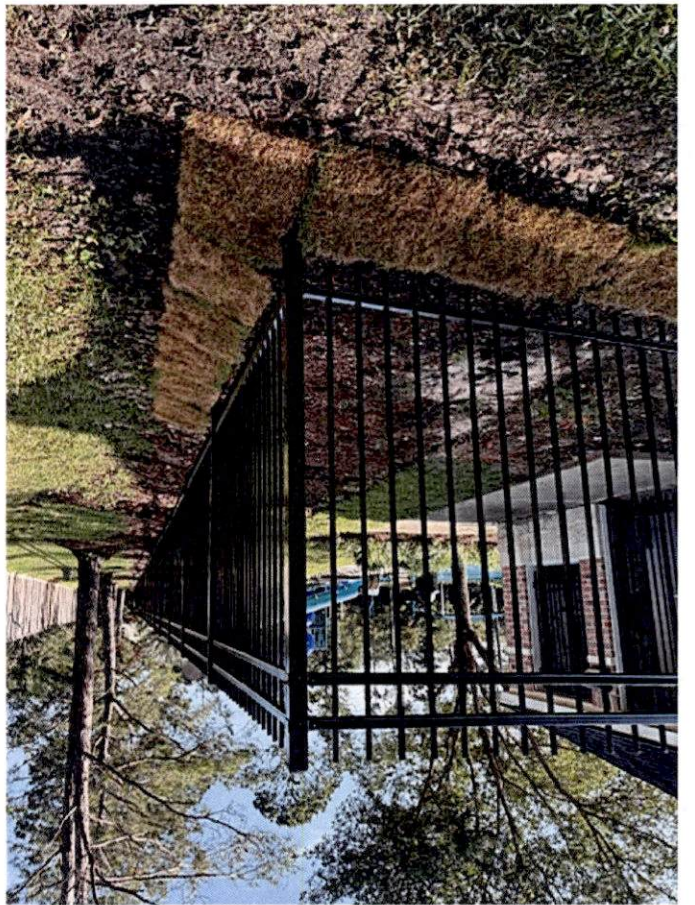
- Sod and sand were placed on the Crescent Green Park field to complete the Spring grass recovery effort. See attached pictures.

NOTE: The "removed" soccer goals will be returned for play sometime during the last two weeks of May.

- Replaced/added "wear mats" under 4 of our playground swings.

- Monitored/assisted, over a 4 day period, the replacement and installation of a new Park Cypress pool perimeter fence with the subcontractor. See attached pictures.





Tennis Committee-May 2025

1) Perimeter fence at Park Cypress will be replaced in June and will take 1-2 days to complete

2) women's tennis leagues -

A) Green Trails The Slice is Right B2 won award for sportsmanship for the season

B) Green Trails Game Set Lunch B5 won the division and will be moving up to B4

C) I heard another GT team won the sportsmanship award but have not received confirmation yet.

3) 3rd annual Jump Start to Tennis for kids will be held May 17. Last count there were 34 kids signed up.

May 2025 First Impressions Committee:

- All intersections are looking great.
- Fry Rd Intersection: The new plants to replace the dead roses have been identified and approved.
 - New plant selection is attached
 - New plants will get installed in May, not sure of the install date
 - Cost is \$21,571; this cost was included in the budget and should have been invoiced and received from MUD 346.
- The Spring color has been installed in the three intersections.
 - See photos attached
 - The Greenhouse planters, West section, are missing the middle plants, lemon cypress. These are ordered and will be installed once received.

Fry Rd - Rose Replacement 2025

Plant Palette



Red Yucca



Gaura

Pink flowering varieties:
"Graceful Pink", "Whirling
Butterfly", "Passionate Rain-
bow", etc.



Dwarf Chinese Holly

DJL



