

**Association of Green Trails Phase II Homeowners, Inc.  
Minutes of Board of Directors  
Meeting on September 12, 2024**

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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 12, 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, Dennis Hendon 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 6:41 pm.

**EXECUTIVE SESSION SUMMARY**

- Collections report dated September 10, 2024 was reviewed.
- Deed restriction report dated September 7, 2024 was reviewed.
- The owner of Account #137P1801005 did not attend to discuss the denied fence application, the Board will allow this hearing to be rescheduled.
- The Board met with the owner of Account #137P0704016 to discuss the denied garage and patio expansion application. The board advised him of additional information that was needed by the committee.
- The Board reviewed the denied breezeway fence application submitted by Account #137F0102005.

**OPEN SESSION**

Open Session was initiated at 6:41pm with 4 committee leads in attendance, 2 homeowners, and none online. Sergeant Salas was also in attendance.

**Vote on Homeowner Hearings**

The board met with the owner of Account #137P0704016 to discuss the denied garage and patio expansion. After discussion and review, the board upheld the original denial by the committee and recommended the owner resubmit the application to include a paint sample, shingle sample and an overlay of the proposed addition on top of the current layout of the garage.

The board reviewed the denied breezeway fence application submitted by Account #137F0102005. After discussion and review a motion was made, seconded and carried to approve the application as submitted.

**DISCUSSION WITH CONSTABLE**

Sergeant Frank Salas introduced himself as our new Green Trails Sergeant and explained the four shift schedule. He will continue to send monthly reports. He reported that most response calls are typically for suspicious persons, suspicious vehicles, domestic disturbances, accidents, criminal mischief. They received roughly 500-600 calls a month.

**HOMEOWNER OPEN FORUM**

George Yard proposed increasing the mowing from ditch to homeowner property from 4 times a year to 15 times a year for the safety of residents and community. The current conditions create a nesting issue for rats and snakes. Prior landscape contract had 22 mows a year.

Scott Strait, homeowner and current president of ESD 48 discussed the value of having the constable contract in our neighborhood. He expressed that minimizing or lowering the contract will do damage to our community. He also commented that ESD 48 purchased land behind Cracker Barrel that will be a fire department for our community. The Cypress Run station capital plan is underway and the new station will greatly increase EMS and fire response times to Green Trails. The ESD 48 ISO rating maintained a 2 on a scale of 1-10 (1 being best, 10 being worst), to help keep insurance rates as low as possible. He expects the new station to increase their rating to a 1.

## **NEW BUSINESS**

### **2025 COMMITTEE BUDGET REQUESTS**

#### **Community Events**

Kelley O'Brien presented the proposed 2025 budget with minimal changes.

#### **Enclave**

Heather Esteban spoke on behalf of the Enclave, overall budget will increase \$25. Proposing an annual rate decrease to \$1100.

**First Impressions** – No presentation at this time.

**Forest** – No presentation at this time.

#### **Landscape**

Kathy Burleson proposed keeping the same budget numbers as 2024. Overall the landscape committee will work to improve existing landscaping, no new plans for 2025. Regarding landscape contract, at the minimum, would request 4 extra mows included in the contract, ideally would like 6 additional mows.

#### **Parks**

Peter Olyniec discussed increased usage of sidewalks, tether ball, splash pad, soccer, volleyball, park cypress playground. Overall budget proposals include: ongoing maintenance, replacing 2 poles and fixtures at Wisdom Woods and Pocket Park to match the Crescent Green lights (reserve) and two new capital items: adding 200 linear feet of concrete sidewalk to encircle the playground at Park Cypress similar to other parks and adding bollard lights to the sidewalks to the east side of Park Cypress Park.

#### **Pickleball**

Loren Byrnes proposed a minimal budget request for supplies (pickleball nets, frames, squeegee and signs) and miscellaneous expenses (tournaments, socials, league play and repairs).

#### **Pools**

No presentation at this time.

#### **Swim Team**

Kelley O'Brien presented a budget request for security and equipment purchases including new lane lines and lane line reel cover.

#### **Tennis**

Jim Haylett presented operating budget requests including: new tennis nets, electrical repairs, general repairs and replacements, windscreens, online court reservation, community sub committee. Reserve fund proposal includes replacing fencing at Park Cypress.

MUD 345 Sanitary Control Easement Request was reviewed and Linda Muchisky will reach out regarding more information.

**Action Items**

The action item list was reviewed.

**Authorization for Attorney Action**

The Board approved sending the following accounts to the attorney for failure to comply with the deed restrictions: 137V0202003 and 137P1402043

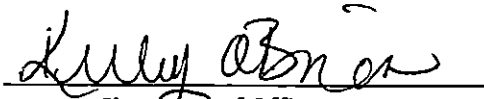
**Announcement of Decisions Made Between Board Meetings**

August 8, 2024 meeting minutes were approved.

**NEXT MEETING**

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

There being no further business to come before the Board, the meeting was adjourned at approximately 8:35 P.M.

  
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Signature of Officer