

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on August 13, 2026**

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, August 13, 2026 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams.

CONFIRM QUORUM: Kim Franklin, Jim Haylett, Dennis Hendon and Keith George were in attendance. Dennis Hetu was not 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 convened at 6:30 pm.

EXECUTIVE SESSION SUMMARY

- Account Receivables report dated August 13, 2026 was reviewed.
- Deed restriction report dated August 7, 2026 was reviewed.
- The Board approved \$250.00 a month to be used on corn and cameras to assist the feral hog trapping efforts.

OPEN SESSION

Open Session was initiated at 6:30 pm with 5 committee leads in attendance, 15 homeowners in attendance and 11 homeowners joining virtually.

INITIATION OF COLLECTION ACTIONS, FORECLOSURE ACTIONS, DEED RESTRICTION ENFORCEMENT ACTIONS AND SUSPENSION OF ACCESS TO COMMON AREA AMENITIES

The Board approved sending Account #137P0602058 to the attorney for collection of unpaid assessments.

The Board approved sending the following account to the attorney for uncorrected deed restriction violations: 137C0202006 and 137P0601055

HARRIS COUNTY PCT 4

Several representatives with Harris County were in attendance including, James Burnett, Christopher Beal and Daniel Rodriguez, to give the Association an update on what the county is doing to address the feral hogs. They advised that currently there are 2 traps set up in George Bush Park and 3 additional traps are in progress to be added which includes a trap being coordinated through the HOA. The locations of the traps are not publicized as they do not want increased foot traffic around the traps or potential vandalism. The county is asking residents to report sightings via 311 or via email at service@hcp4.net. Reported sightings help the County in determining areas that need traps and/or migration of the hogs in the park. Owners were also encouraged to contact the Constable with sightings inside the community. Owners in attendance asked for more communication from the County regarding the work being done and any progress being made.

FINANCIALS

As of July 31, 2026, there was a total cash balance of \$954,946.23 in the Operating Account, the Contingency Account had a balance of \$225,900.58, Capital Reserve Account had a balance of \$726,864.11, Forest Capital Reserve Account had a balance of \$300,583.78, Enclave Capital Reserve Account had a balance of \$143,204.83. Assessment receivables totaled \$53,140.27 and Other receivables totaled \$272,649.62.

UPDATE ON RESERVE STUDY

Jim Haylett presented the Board with a brief update on the reserve study including anticipated spending in major categories over the next 10 years and the anticipated percent the reserve account will be funded over the next 10 and 20 years.

APPROVAL OF MINUTES

The Board was presented with the minutes from the July 9, 2026 meeting. After discussion and review a motion was made, seconded and carried to approve the minutes as presented.

COMMITTEE REPORTS

- **ARC**- No report submitted.
- **Community Events** – No report submitted.
- **Communications** – See attached report.
- **Enclave** – No report submitted.
- **First Impressions** – No report submitted.
- **Forest** – No report submitted.
- **Landscape** – See attached report.
- **Parks** – See attached report.
- **Patrol** - See attached report.
- **Pickleball** – See attached report.
- **Pools/Swim Team** – See attached report.
- **Tennis** – See attached report.

BUSINESS

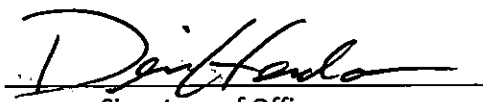
Patrol Contract – The Board was presented with the Harris County Constable contract renewal at a cost of \$473,900.00 for a one-year renewal. The Board asked Ms. Esteban to inquire if a contract option for 65% of the officers time was an option opposed to the current 70% contract.

Other Business – Robert Poldevaart asked the Board for an update on the irrigation repairs needed on the streets that border the Park Cypress detention pond. It was confirmed that battery operated irrigation controllers have been installed in the cul de sac islands, however no additional updates have been received. The Board asked Ms. Esteban to advise the landscaper that a proposal, plan or options on completing the repairs needs to be submitted to the Board no later than the September Board meeting.

NEXT MEETING

The next Board meeting will be September 10, 2026.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:30 pm.


Signature of Officer

**ASSOCIATION OF GREEN TRAILS PHASE II HOMEOWNERS, INC.
BOARD OF DIRECTORS MEETING**

DATE: Thursday, August 13, 2026
TIME: 6:00 P.M. – Closed Session
6:30 P.M. – Open Session
PLACE: Crest Management
17171 Park Row #310
Houston, TX 77084

OR Via Microsoft Teams on Your Computer or Mobile App

Join the meeting now

Meeting ID: 252 052 174 877 63 Passcode: dq2nF6RW

Or call in (audio only) (346) 352-9753

Phone Conference ID: 355 309 769#

AGENDA

EXECUTIVE SESSION

6:00 PM

1. Establish Quorum & Call Meeting to Order
2. Management Reports
 - a. Collections Report
 - b. Deed Restriction Enforcement Action Report
 - c. Deed Restriction Inspection Report

Adjourn Executive Session

OPEN SESSION

6:30 PM

1. Summarize Decisions Made in Executive Session
2. County Update on Feral Hogs
3. Initiation of Collection Actions, Foreclosure Actions, Deed Restriction Enforcement Actions and Suspension of Access to Common Area Amenities
4. Financials
5. Update on Reserve Study
6. Homeowner Open Forum – Please note each guest will have 3 minutes max
7. Approval of Minutes
8. Committee Reports
9. New Business
 - a. Contracts and Proposals
 - b. Announcement of Any Decisions Made Between Board Meetings
 - c. Other Business as May Come Before the Board
10. Schedule Next Meeting
11. Adjournment

Communications

Green Trails II

Dennis Hendon

Activities & Recommendations

- **WebSite/Facebook Updates**

- 12 Facebook posts to official page
- Unofficial Facebook site:
 - 1 post about water aerobics
 - Mostly hog chatter and free stuff



- **Newsletters & email blasts**

1. Hog activity update
2. Parking on street reminder
3. Next:
 - Hog update including suggestion to apply insecticide, trapping plans
 - Fall Newsletter



August Landscape Committee Report

Discussion with IMS and Brian Weatherall regarding the irrigation issues in the Park Cypress pond area. Expressed the need to complete repairs and encouraged communication as issues may arise.

After a report from Norma regarding wooly aphid infestation in the live oak trees next to the pickleball court, consulted the arborist with Embark regarding a second treatment. He was surprised to hear that they were back but did not recommend a second treatment to the trunks at this time. A possible granular treatment to soil was discussed. Upon inspection, no wooly aphids were visible.

A quote from LMC/Embark was requested for insecticide application to HOA property experiencing hog activity to kill grubs and possibly suppress hog activity. Quote received 8/12, approved. Advised that it could be done in about a week. Timing of application important when grubs are active near the surface.

PARKS & PLAYGROUNDS COMMITTEE REPORT - AUGUST 2026

I. Electrical Breaker Panel at Desert Ivy Park: (see photos below)

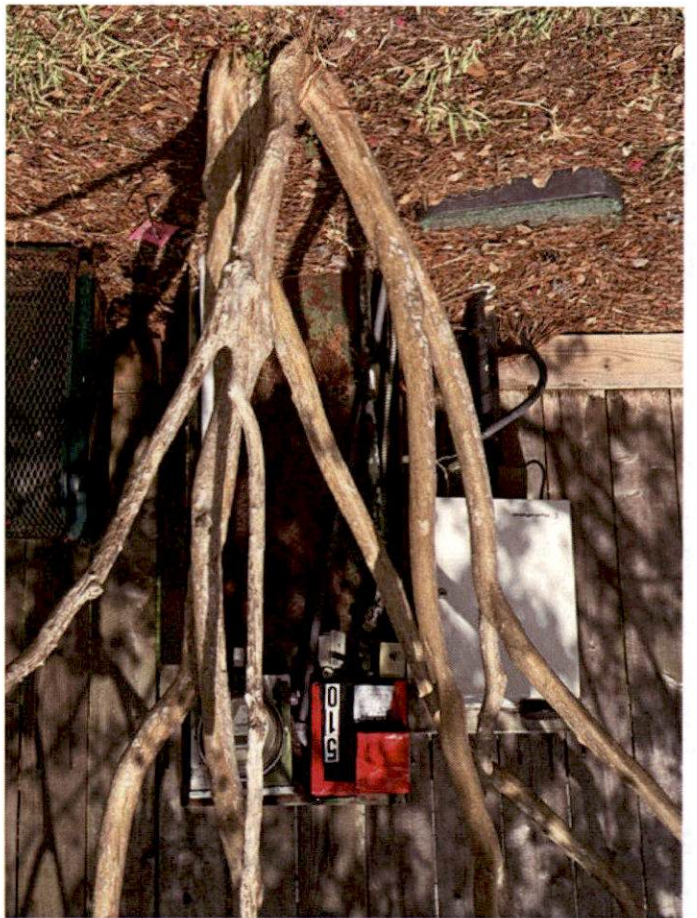
FYI to the Board: On Saturday morning, July 18, Heather received an urgent email, addressed to the Green Trails Phase 2 HOA Board, from a homeowner expressing his "serious concern regarding the condition of the electrical breaker panel that supplies power to the splash pad at Desert Ivy Park".

Upon receipt, Heather forwarded the email to our Splash Pad contractor to take a look at the issue. The Splash Pad contractor responded to Heather on Sunday that his company would take a look at it Monday morning.

After Peter learned on Monday night that the splash pad was not working, all three parties (Peter, Heather, and the Splash Pad contractor) coordinated actions to get the splash pad operational the next day and a new metal weatherproof electrical panel installed within 4 days.

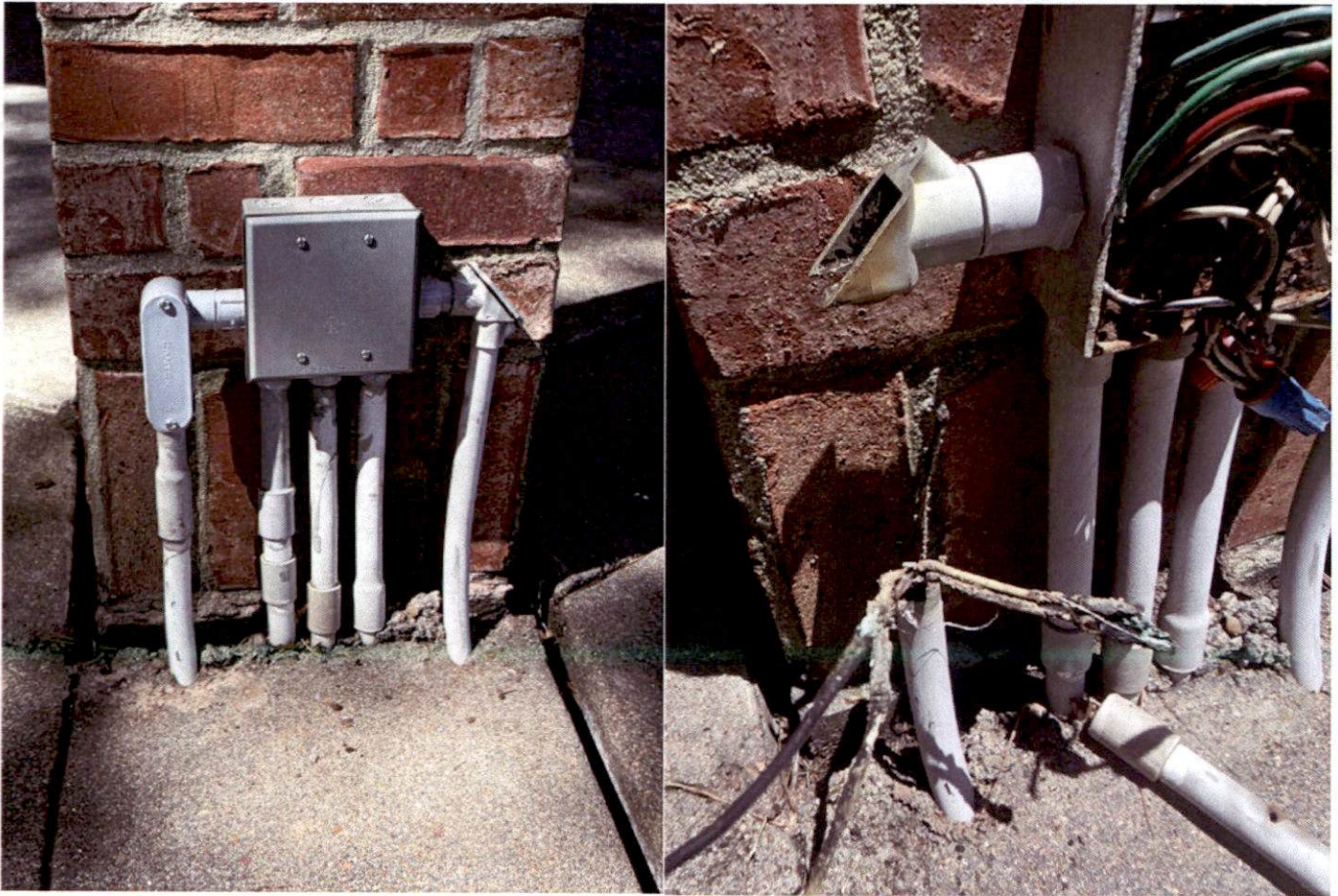
EPILOG: The two remaining plastic electrical panels at Wisdom Woods and Crescent Green Park will be replaced next month with the same metal panel enclosure installed at Desert Ivy Park. Estimated cost is \$1,200 - \$1,700 each (including the removal of the crepe myrtle plant in front of the Wisdom Woods panel).





II. Power outage to one Pavilion at Desert Ivy Park: (see photos below)

Power to one Pavilion at Desert Ivy Park "shorted" due to a failed spliced connection. Wiring was replaced and power was returned.





III. Soccer goal nets (see photo below)

Two soccer goal nets were replaced on the two smaller permanent goals at Crescent Green Park.



IV. Water Fountains (see photo below)

The leaking water fountain at Gerri Ayers Park has been shut off and the surrounding concrete base has been cleared of algae. Due to the minimal use of the fountain, no plans are scheduled to repair it unless we receive enough requests to make it operational again.

Green Trails has functioning water fountains at the three large field parks used for team sports: Crescent Green, Desert Ivy, and Wisdom Woods.



V. Sidewalks

David Matlock has volunteered to take over responsibility of HOA Sidewalks from "Parks".

Please find the attached statistics for the month of July 2026. If you have any questions regarding any of the specific cases or other concerns, please do not hesitate to reach out.

Total Call for Service Events: 1065

- Theft Other: 1
 - 2607-00721 – reported packages stolen from mailbox
- Burglary Motor Vehicle: 2
 - 2607-00232 – landscapers reported his wallet stolen out of his truck while at the location
 - 2607-00715 – pool maintenance worker reported his wallet stolen out of his unlocked vehicle while working at the location
- Criminal Mischief: 0
- DOA: 0
- Suspicious Person: 6 calls – yielded nothing significant
- Vehicle Suspicious: 3 calls - yielded nothing significant
- Traffic Stops: 6
- Traffic Initiative: 6 logs – Occurred at 19100 Greenwind Chase Dr and S Greenhouse
- Vehicle Stolen: 0
- Alarm Local/Holdup/Rep Site: 19 calls – All were false alarms/human error
- 911 Hang Up: 4
 - All from the same location – False Alarms – Appears to be a faulty phone line attached to the alarm system.
- Family Disturbance: 1
 - 20262599301 – verbal argument amongst family members
- Disturbance Other: 0
- Runaway: 0

- Vehicle Crashes: 1
 - 2607-00252 – Minor 2 vehicle crash that occurred in the 1600 block of Windsor Park Dr
- Road Rage: 1
 - 20262598943 - Road rage incident between two vehicles... more of an aggressive driving incident... no weapons, no crash
- Mental Health: 0
- Arrests: 0
- The majority of Calls for Service were self-initiated activities:
 - Meet the Citizen: 16
 - Check Park: 25
 - Contract Check: 864
 - Vacation Watch: 36
 - Neighborhood Check: 2
 - MUD Building Check: 5

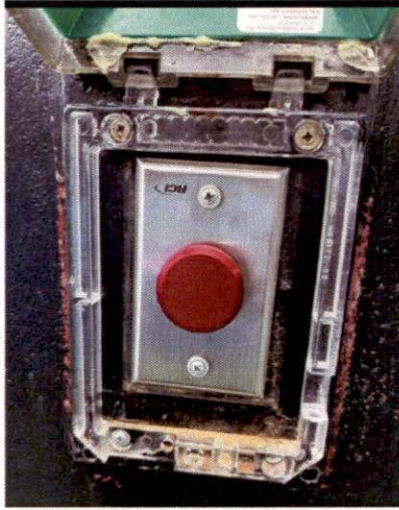
August 10 Board Meeting – Pickleball Committee Report

Calendar Events

- Next Open Play September 7th Labor Day.

Court Updates

- Exit Sign replaced gate is operating



- SE Court: After storm, issued resolved.



August Pool Committee Update:

The Park Cypress pool had an incident with multiple college age adults grilling, drinking and playing loud music at the pool. A resident wrote the board about the incident and it was brought to the attention of APB who provided us written statements from the two life guards on duty.

Another resident contacted board members about a situation that arose a week or two later where the resident felt that the life guards may have been too harsh in their patrolling of the pool and they felt singled out. The life guards had to warn their children not to run when outside the pool, not to swim at the bottom of the slide and not to use one of the blow-up toys they brought. I am in discussions with the parent and will talk to APB about the issue. The parent acknowledges that their children were running and were hanging out at the bottom of the slide but feels like life guards may have been too harsh given the recent event with the college age adults. The life guards asked the residents to sign a form acknowledging that they were being asked to leave the pool due to their unruly children and the parents refused since it was not completely filled out. The life guards would not fill out the form completely for them to sign, a stalemate resulted and everyone went their merry way.

2026 Swim Team Final Update:

- Swim Team roster was 207 swimmers
- The team went 4-0 in Division 3 competition and will move up to Division 2 next year
- 81 swimmers qualified for the Division 3 Championship meet
- 26 swimmers qualified for the League Championship meet
- The team gave out \$2000 in checks to five graduating high school seniors

August Tennis Committee Report

1. Park Cypress Exit button was replaced. It was not working. Should be covered under warranty.
2. quote for pole pads for Gerry Ayers - looking to get 1 or 2 to try them out. Want the lace up style to be able to use cable and locks to prevent theft.