

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on October 7, 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 Monday, October 7, 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 Hetu 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 6:07 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 was convened at 6:40 pm.

EXECUTIVE SESSION SUMMARY

- Collections report dated October 7, 2024 was reviewed.
- Deed restriction report dated September 30, 2024 was reviewed.
- The owner of Account #137P1801005 was not in attendance to discuss the denied fence application, the Board reviewed it in their absence.
- The Board met with the owner of Account #137P0202011 to discuss a deed restriction violation.

OPEN SESSION

Open Session was initiated at 6:40 pm with 4 committee leads in attendance. No additional homeowners were present.

VOTE ON HOMEOWNER HEARINGS

Account #137P1801005 Fence Application – A motion was made, seconded and carried to uphold the original denial of the application.

Account #137P0202011 Deed Restriction Violation – A motion was made, seconded and carried that the owner needs to bring the violation into compliance.

2024 DRAFT AUDIT

Tish Albarado, from Albarado and Friery, LLC reviewed the 2024 draft audit and gave the association a clean and unmodified opinion. Tish noted the association is financially healthy with no major issues. The Board approved the draft audit as presented.

HOMEOWNER OPEN FORUM

No homeowners wished to speak at this time.

NEW BUSINESS

REVIEW 2025 BUDGET

The board reviewed the proposed 2025 budget in detail. The board plans to finalize and vote on the proposed budget in November so that assessment letters can be sent out.

CONTRACTS AND PROPOSALS

The Board was presented with renewal contracts from A-Beautiful Pools and Best Trash, review and approval of the contracts was tabled until the next meeting.

MUD 345 SANITARY CONTROL EASEMENT REQUEST –

Linda Muchisky reported that she has reached out to Second Baptist Church with no response.

ANNOUNCEMENT OF DECISIONS MADE BETWEEN BOARD MEETINGS –

On October 3, 2024 the board approved a payment plan for Account #137P0101004

OTHER

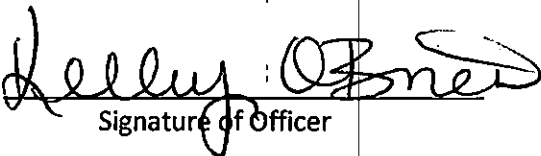
Peter Olyniec reported that the mailbox tripping hazards have been improved at 11/62 locations. Signs at Park Cypress Tennis Courts have been improved and replaced. Mailboxes will be replaced as needed.

Linda Muchisky and Danielle Pilkenton drafted a letter to residents regarding Gerri Ayers playground and patio enhancement. The letter was reviewed by the board and will be communicated to residents by eblast, Facebook and website.

NEXT MEETING

The next Board meeting is set for Monday, November 11, 2024 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:58 P.M.


Signature of Officer