

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on November 11, 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, November 11, 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 via Teams 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 November 11, 2024 was reviewed.
- Deed restriction report dated November 2, 2024 was reviewed.

OPEN SESSION

Open Session was initiated at 6:39 p.m.

HOMEOWNER OPEN FORUM

Chris Abel was in attendance to discuss reducing the number of officers that patrol and wants to understand the logic behind reducing the number of officers. He is in favor of keeping the number of officers at 5.

Bernie Birkel advised that between officer sick time, vacation time and other time off it is hard to get the kind of coverage the neighborhood expects without 5 officers. He also asked if the other associations have to consent to change in contract terms?

Libby Clark advised that she ran numbers and with sick time, vacation and holidays with 4 constables you have 15 hours per week uncovered. She also wanted to know if we lose the Sargeant by reducing to 4 officers and if the Board already signed a contract for 4 officers?

Carter Cochran stated that historically the neighborhood hasn't had the \$50 increase every year and he understands that some years there will be increases but don't forecast an increase every year since that might not always be the case. He also advised that the parks are being used for soccer and football practice a lot and asked if the HOA can require park fields be reserved? He also asked if the Board can enforce the rule of the parks closing after dusk. He stated the Board is doing a great job and he thanked the Board.

Kristie Poldervaart advised that Green Trails is in line with annual assessments with surrounding neighborhoods.

Michael Vanderwood - Advised the Crescent Green Park is being used by teenagers to play soccer and the kids are playing very rough and leave a lot of trash.

NEW BUSINESS

2025 BUDGET

A review of the preliminary budget plans was done. A motion was made, seconded and carried to approve the budget as amended with a 3.3% increase, setting the assessment rate at \$1389.00. This sets the Village Section 2 assessment rate at \$669.00 per the calculation.

The Board reviewed the budget for the Forest and after discussion and review a motion was made, seconded and carried to approve the budget as amended with no increase, setting the assessment rate at \$578.00.

The Board reviewed the budget for the Enclave and after discussion and review a motion was made, seconded and carried to approve the budget as amended with a small decrease of \$41 per home, setting the assessment rate at \$1100.00.

CONTRACTS AND PROPOSALS

Constable Contract – The Board was presented with the contract to reduce the officer coverage from 5 officers to 4 officers. After discussion and review the Board voted against reducing the coverage and the contract was declined.

Pool Contract – The Board was presented with the 2025 pool management contract from A-Beautiful Pools. After discussion and review a motion was made, seconded and carried to approve the contract at a total cost of \$97,563.80.

Splash Pad Contract – The Board was presented with the 2025 splash pad management contract from A-Beautiful Pools. After discussion and review a motion was made, seconded and carried to approve the contract at a total cost of \$1560.00.

Enclave Fountain Contract – The Board was presented with the 2025 Enclave decorative fountain management contract from A-Beautiful Pools. After discussion and review a motion was made, seconded and carried to approve the contract at a total cost of \$2460.00.

Administrative Management Contract – Approval of this contract was tabled for the next meeting.

Trash Contract – The Board was presented with an amendment to the trash contract from Best Trash to adjust the expiration date of the contract to December 31, 2029 with no increase to the rate for 2025. After discussion and review a motion was made, seconded and carried to approve the contract amendment.

Electric Contract – The Board was presented with electricity rates from several providers. After discussion and review a motion was made, seconded and carried to approve a contract with Constellation Energy for 24 months at a rate of \$0.0662.

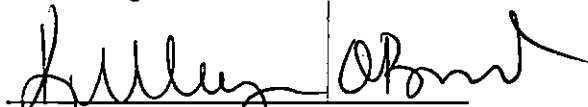
VOTE ON HOMEOWNER HEARING

The owner of Account #137P1102013 was not in attendance for the requested hearing. The Board voted that the trailer must be stored out of public view when not in use and cannot remain in the driveway per the declaration for the community.

NEXT MEETING

The next Board meeting is set for Thursday, December 12, 2024 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:45 P.M.


Signature of Officer