

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on July 9, 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, July 9, 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 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 convened at 6:30 pm.

EXECUTIVE SESSION SUMMARY

- Account Receivables report dated July 9, 2026 was reviewed.
- Deed restriction report dated July 6, 2026 was reviewed.
- The Board reviewed an appeal from Account #137C0302029 for a denied patio application.

OPEN SESSION

Open Session was initiated at 6:30 pm with 5 committee leads in attendance and 3 homeowners in attendance.

PREPARED PUBLICATIONS

The Board met with Monty Campbell with Prepared Publications to familiarize themselves with his company and the updates to the website, email blasts and Facebook.

HARRIS COUNTY PCT 4

James Burnett was in attendance to give the Association an update on what the county is doing to address the feral hogs. He advised that Commissioners Court approved the contract with trappers on March 19th and the county is asking residents to report sightings via 311 or via email at service@hcp4.net. Mr. Burnett also informed residents the County is entering budget season and urged everyone to complete the budget survey.

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

The Board approved sending the following accounts to the attorney for collection of unpaid assessments:

137P1203024	137P0201017	1370601033
137F0101001	137P1603034	137C0302031
137P1001033	1370601004	137C0302051
137P0503007	137P1401003	137P1801035
137P0803021	137P1502024	137P0603006
137P0905059		

The Board approved sending the following account to the attorney for uncorrected deed restriction violation: 137P0601074, 137P0302007, 137C0302001 and 137P0102017

APPROVAL OF MINUTES

The Board was presented with the minutes from the June 11, 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** – Kim Franklin advised the 4th of July parade went well despite the low turnout of volunteers.
- **Communications** – See attached report.
- **Enclave** – No report submitted.
- **First Impressions** – No report submitted.
- **Forest** – See attached report.
- **Landscape** – See attached report.
- **Parks** – See attached report. Mr. Olyniec also advised the Board that in the parks there are 6 drinking fountains and currently only 4 are operable. He stated that the drinking fountains at Desert Ivy and Crescent Green appear to be the only locations used. Currently the drinking fountain at Gerri Ayers is leaking and Mr. Olyniec recommended turning the water off to the drinking fountain and see if anyone complains as repairing it will be approximately \$1000. The Board agreed to turn the water off.
- **Patrol** - See attached report.
- **Pickleball** – See attached report.
- **Pools/Swim Team** – No report submitted.
- **Tennis** – See attached report.

BUSINESS

Holiday Décor Contract – The Board was presented with a contract renewal from Always in Season at a cost of \$9832.36 for a one-year renewal. After discussion and review the Board voted to approve the contract.

Vote on Homeowner Hearing Account #137C0302029 –After discussion and review the Board voted to approve the patio as submitted with the note that the installation of any pavers in the utility easement is at the homeowner's risk.

Other Business – Danielle Pilkinton asked the Board is she can kick off the Gerri Ayers pavilion project planning and research. Once a plan has been developed, she will bring it back to the Board for review and approval.

NEXT MEETING

The next Board meeting will be August 13, 2026.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:50 pm.



Signature of Officer

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

DATE: Thursday, July 9, 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: 261 616 814 850 69 Passcode: AxR6nU3wa
Or call in (audio only) (346) 352-9753
Phone Conference ID: 364 422 104#

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
3. Homeowner Hearings
 - a. Account #137C0302029 Patio

Adjourn Executive Session

OPEN SESSION

6:30 PM

1. Summarize Decisions Made in Executive Session
2. Prepared Publications
3. Lost Horizons Outfitters
4. Initiation of Collection Actions, Foreclosure Actions, Deed Restriction Enforcement Actions and Suspension of Access to Common Area Amenities
5. Financials
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. Vote on Homeowner Hearing
 - d. Other Business as May Come Before the Board
10. Schedule Next Meeting
11. Adjournment

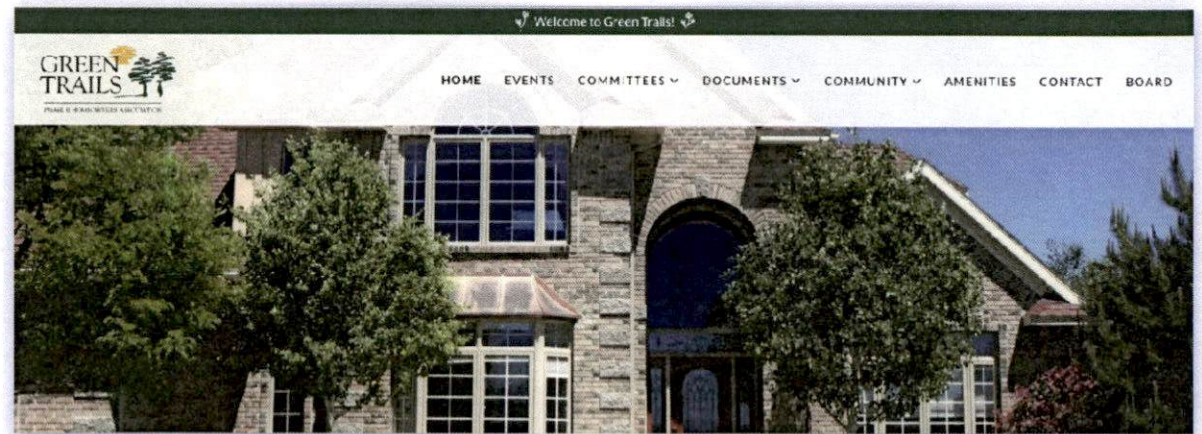
Communications

Green Trails II

Dennis Hendon

Activities & Recommendations

- **Communications Committee**
 - Two people identified - more to come
- **Web Site Updates**
 - Made Pool Schedule easier to find
 - Added a "Contact the Board" form
 - Added Vacation Watch to Helpful Information
- **Newsletters & email blasts**
 - Distributed Summer Newsletter
 - Hog activity update
 - Vacation Watch



Forest Committee Report July 2026

For the Forest - landscape refresh install at the two cul de sacs was not completed in June as originally communicated I am pushing the vendor to get this scheduled and completed. The entrance gates need new control operators. The parts have been ordered and we are on the vendor's schedule for the week of July 13th.

Landscape Committee Report July 2026

Completion of refresh of corner bed at Crescent Green Park. Dead Knock-out roses were replaced with Sunshine Ligustrum and Blue Plumbago.

Parks and Playgrounds Committee Report - July 2026

ONGOING MAINTENANCE: (See pictures below)

Picnic Tables: One "rusted-through" picnic table's support pedestal was repaired and secured by welding angle iron onto the original pedestal.







Drainage: Clogged collection basins within Parks and Playgrounds continue to be monitored and cleared



Water Fountains: Discuss the cost vs benefit of repairing the water fountain at Gerri Ayers Park



Patrol Committee Report June 2026

Please find the attached statistics for the month of June 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: 1323

Theft Residence: 1 call – Jewelry stolen from residence believed to have been an inside job by house cleaners.

Burglary Motor Vehicle: 0

Criminal Mischief: 0

DOA: 1 call – natural cause

Suspicious Person: 2 calls – yielded nothing significant

Vehicle Suspicious: 4 calls - yielded nothing significant

Traffic Stops: 6

Traffic Initiative: 11 logs – Occurred at 19100 Greenwind Chase Dr and S Greenhouse & Kingsland Blvd mainly.

Vehicle Stolen: 1 call – The vehicles were not stolen from the location. The owner was shipping them from the location; however, they never made it to the intended destination.

Alarm Local/Holdup/Rep Site: 13 calls – All were false alarms/human error

Family Disturbance: 1 call – Report completed.

Disturbance Other: 1 call – Appears to have been mutual combat with two guests visiting at the residence.

Runaway: 0

Vehicle Crashes: 0

The stats show 1 to have occurred on Remington Crest Dr however, it was an iPhone car crash alert and when deputies checked location there was no crash.

Mental Health: 0

Arrests: 0

The majority of Calls for Service were self-initiated activities:

Meet the Citizen: 24

Check Park: 39

Contract Check: 1087

Vacation Watch: 56

Neighborhood Check: 2

There was a decrease in suspicious vehicle and criminal mischief calls from May to June.

0July 9th Board Meeting – Pickleball Committee Report

- July 3rd Holiday Open Play Participants



- Next Open Play September 7th Labor Day.

Court Issues

- Wolly Aphids are back at Cypress Park Courts Oak Trees.



Equipment

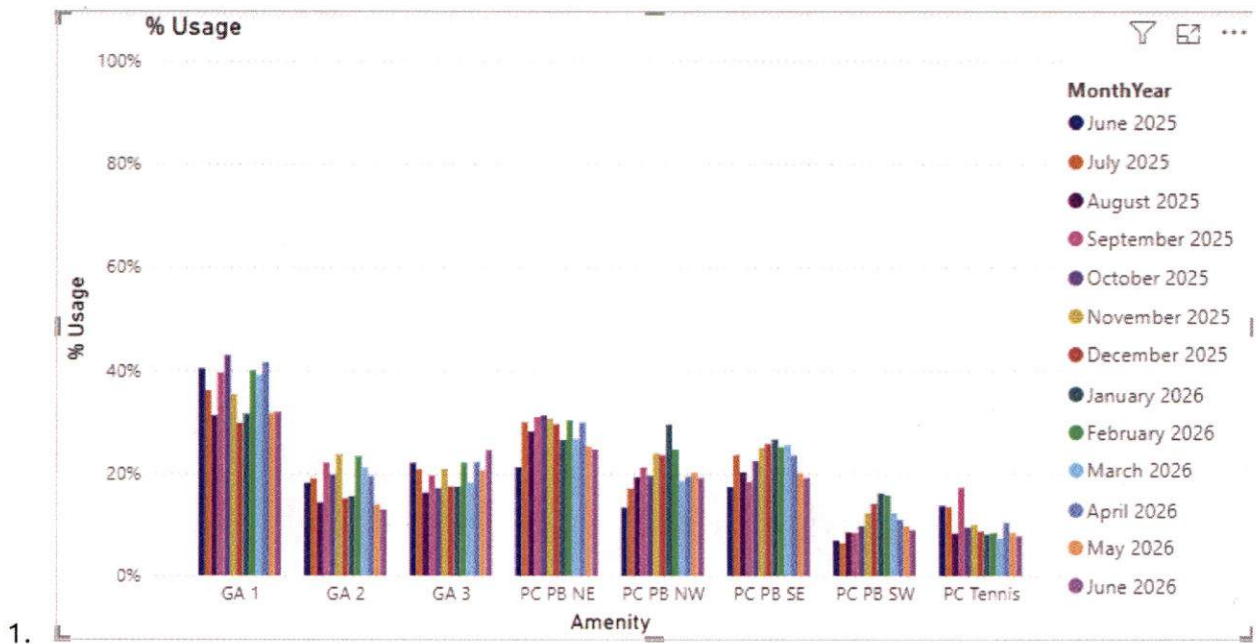
- Replaced a Squeegee for Cypress Park Courts.
- Researching net replacement for 2027

Tennis Committee Report July 2026

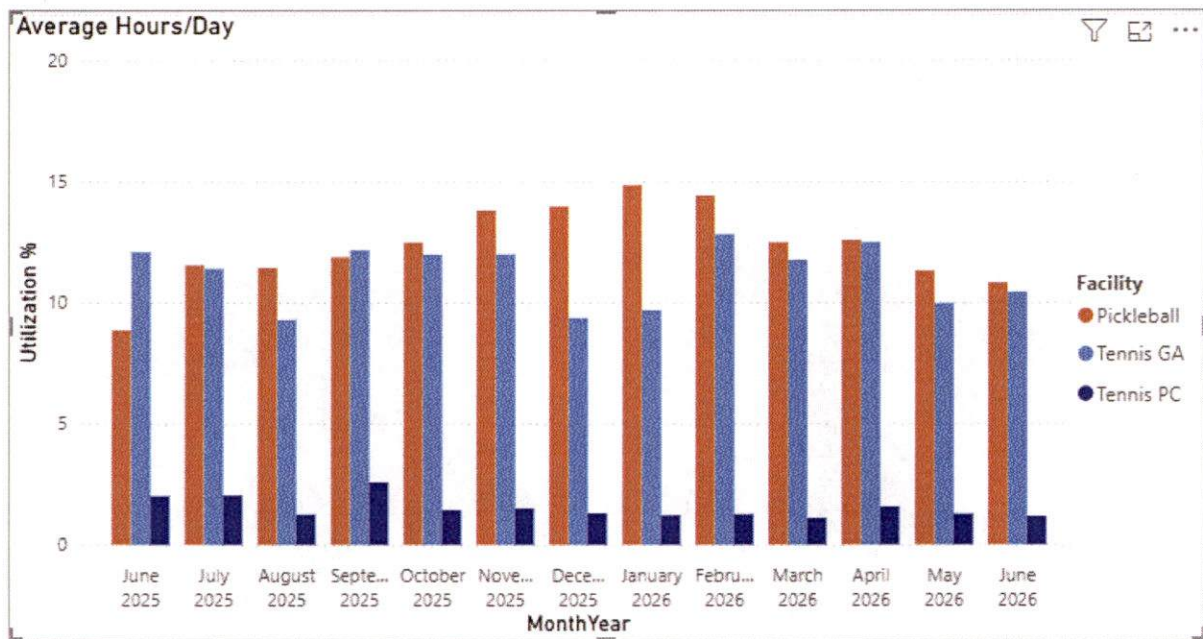
RMC clinic & Event type updates -**ALL CLUBS**

1. Event Types are now called Event Categories and are still located under Club Settings in the main navigation menu.
2. All of your previously created Event Categories are still in place.
3. If you edit or add a new Event Category you can now specify which user roles are allowed to create reservations using that Event Category. All previously created Event Categories are set to allow all user roles to create reservations with that Event Category, but you can now edit those if you want something different.
4. You can now optionally specify an icon for the Event Category which displays on reservations using that Event Category.

Court usage



Average Hours/day



Users

