

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on March 12, 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, March 12, 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 March 9, 2026 was reviewed.
- Deed restriction report dated March 10, 2026 was reviewed.
- The Board met with MUD 345 representative Rhett Dalton to discuss the MUD's request for an electrical easement.

OPEN SESSION

Open Session was initiated at 6:30 pm with 5 committee leads in attendance, no homeowners, and no residents online.

AUTHORIZATION FOR LEGAL ACTION

The Board approved moving forward with sending the following account to the attorney for failure to comply with the deed restrictions: 137P1701003

ELECTION OF OFFICERS & COMMITTEE LIAISONS

A motion was made, seconded and carried to appoint the following:

President – Kim Franklin

1st Vice President – Dennis Hetu

2nd Vice President – Keith George

Treasurer – Jim Haylett

Secretary – Dennis Hendon

Committee Liaisons

Kim Franklin - Community Events, First Impressions, Landscape and Parks

Dennis Hetu - Architectural Review Committee (ARC)

Keith George - Pools & Swim Team

Jim Haylett – Finance, Patrol and Reserve Study

Dennis Hendon – Communications, Pickleball and Tennis

FINANCIALS

The February 28, 2026 financials were presented to the Board. As of February 28, 2026, there was a total cash balance of \$1,913,626.76 in the Operating Account, the Contingency Account had a balance of \$214,238.47, Capital Reserve Account had a balance of \$569,177.00, Forest Capital Reserve Account had a balance of \$293,435.99, Enclave Capital Reserve Account had a balance of \$134,742.43. Assessment receivables totaled

\$200,457.02 and Other receivables totaled \$219,104.80.

HOMEOWNER OPEN FORUM

No homeowners in attendance.

APPROVAL OF MINUTES

The Board was presented with the minutes from the January 8, 2026 meeting. After review the Board approved the minutes as presented.

COMMITTEE REPORTS

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

NEW BUSINESS

IMS Landscape Contract – The Board was presented with the renewal contract from IMS. After review the Board approved the contract with an annual cost of \$333,527.13.

Action Item List

The Board reviewed the action item list.

Announcement of Decisions Made Between Meetings

February 4, 2026 - The Enclave and The Forest Contingency Funds - Since 2016, the funds collected from The Forest and The Enclave have not been properly kept separate from the Green Trails Ph2 Accounts. Reconciling The Enclave and The Forest funds using their respective cash and contingency accounts beginning as December 31, 2015, and ending in December 31, 2024, with their respective Income Statements for the years 2016 through 2024, \$113.30 will be transferred to The Enclave Contingency Fund and \$33,002.00 will be transferred to The Forest Contingency Fund. This Transfer will be documented in the January 31, 2026, Balance Sheet.

NEXT MEETING

The next Board meeting will be April 9, 2026.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:15 pm.



Signature of Officer

PARK CYPRESS TREES

A meeting with the Embark Arborist was requested to discuss best plan of action for the trees along Park Cypress. Consideration should be given to long term health and appearance. Previous concerns have been expressed by professionals about the overcrowding of Live Oaks in the small medians. Example: roots kicking out the curb, misshapen growth, and obvious decline. (Another example is the Cypress Chase median where oaks are slowly declining.)

Starting on Barker Cypress heading west, we were advised to show preference to the oaks on the right based upon their location and probable more developed root zone. Median removals were chosen by the Arborist.



West of Cypress Run consideration was given to Elms and their tendency to lean toward light and spontaneously fall. Arborist chose several that were already leaning. Two in a double row were removed to hopefully prevent Elms at fence line from leaning toward homes.

One large beetle pine removed.



This median near Hallendale is 20' wide, with 8 trees planted 10-12 feet apart. Live Oak trees grow 40-80' high and to a width of 60-120 feet. The root zone is 2-3 times the drip line. Recommended separation is 30-60 feet apart.

They get most of their water in the top 12/24 inches of soil and require oxygen which they are not getting under concrete. The need for oxygen is why the roots come to the surface. Arborist observed that we had very poor regrowth after last pruning which is an indication of poor health. Fertilization with a high nitrogen product recommended. Quote requested.



March 2026 Parks Committee Report

This report is provided to the Green Trails HOA Board **for informational purposes only** to show the enhanced beautification at the Park Cypress Park entrance from the retention pond.

EDITOR'S NOTE:

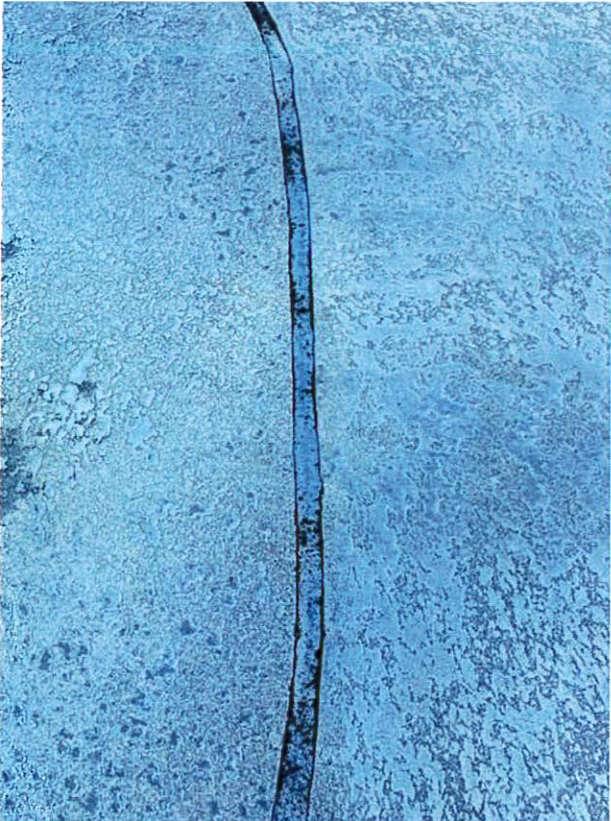
The **Longhorn MUD** replaced the wooden fence along the Longhorn MUD drainage right-of-way which is adjacent to the Park Cypress Park.

This project was **entirely** planned, approved, and paid for by the **Longhorn MUD**.





"Before and after" photos of the Splash Pad resurfacing, **AND** the functioning Splash Pad for 2026!





Seven unrepairable steel trash can receptacles were replaced within four parks. (Desert Ivy, Crescent Green, Retention Pond, and Gerri Ayers swimming pool)





March 12th Board Meeting – Pickleball Committee Report

- Court Entrance Door is not always locking, issue reported.
- Exit button is broken currently repaired with duct tape. Pending repair to be scheduled.
- The west door entrance lock has been jammed and needs to be repaired.
- Next event is April Round Robin.

Court Entrance Door



Exit Button



March Tennis Committee

1. Patching was done in late January on ct 2 at GA. It was scheduled around the women's league matches.
2. There are 754 registered users in RMC. However, we do not know how many of these are active users as we currently do not know who has moved out of GT.
 1. Is there any list of current homeowners that can be used to cross-reference the users in RMC?
 2. Is there any issue with the # of users to keep growing in RMC?
3. Have received quotes for what is needed to add a shade structure for ct 3 at GA, per the women's leagues requests. The structure would be built between the supply area at the south end of ct 2 and the electrical cage at the south end of ct 3.
 1. Cost to clear & level area, pour concrete slab, install new fence frame and fence mesh and put up windscreens on top and back of structure - \$5560
 2. Cost for electrical work to relocate the light timer - \$1000 (not to exceed)
 3. Cost for 2 Rolled 6' benches w/ backs - \$2868.08. (still looking for less expensive option)
 4. Women's leagues are willing to pay \$3500.
4. Women's leagues are requesting to have the bottom of the outside door to the ladies bathroom repaired. Apparently the door is rusting and not sealing, thus leaves and dirt get into the bathroom, which needs to be cleaned up prior to matches at GA.
5. Women's leagues are also asking about the possibility of constructing a viewing area, similar to that put in at Park Cypress. They want it on the east side of ct 1, outside the fence where the standalone bench is currently. This was just brought to my attention this week. No quotes have been requested to date.

