Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on September 10, 2026

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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, September 10, 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.
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 September 10, 2026 was reviewed.
- Deed restriction report dated September 5, 2026 was reviewed.
- The Board approved closing the fence violation for Account #137P0704016 as the fence meets the guidelines.

OPEN SESSION
Open Session was initiated at 6:30 p.m.

HARRIS COUNTY PCT 4
Daniel Rodriguez and Christopher Beal with Harris County were in attendance to give the Association an update on what the county is doing to address the feral hogs. They advised there are currently 6 traps in the area, 2 Harris County traps and 2 Army Corps traps are in the park and 2 traps Longhorn MUD has coordinated. 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.

COMMITTEE BUDGET PRESENTATIONS
The following committees presented their 2027 budget requests to the Board for review and consideration:

Community Events – The committee is asking to budget for 6 major events in 2027.

Landscape – In addition to routine work the committee requested additional funds to remediate hog damage.

Parks – In addition to routine park maintenance Mr. Olyniec proposed replacing deteriorated lights poles at Desert Ivy Park as well as ongoing sidewalk leveling.

Pickleball – No major changes from the 2026 budget.

Swim Team - No major changes from the 2026 budget.

Tennis – In addition to routine maintenance the committee is requesting funds to install a new shade structure at Gerri Ayers. The committee also advised that the fence around the Park Cypress courts is due to be replaced and is a reserve expense.

Joanne McIntyre advised she would send out the draft budget with the revised numbers to the Board and committee members.

FINANCIALS

As of August 31, 2026, there was a total cash balance of $698,689.68 in the Operating Account, the Contingency Account had a balance of $225,916.69, Capital Reserve Account had a balance of $723,216.80, Forest Capital Reserve Account had a balance of $288,310.50, Enclave Capital Reserve Account had a balance of $143,205.13. Assessment receivables totaled $53,323.74 and Other receivables totaled $289,801.93.

APPROVAL OF MINUTES

The Board was presented with the minutes from the August 13, 2026 meeting. After discussion and review a motion was made, seconded and carried to approve the minutes as presented.

BUSINESS

Irrigation Repairs – The Board was presented with an estimate from IMS to repair the irrigation system around the Park Cypress pond and at the end of the adjoining cul-de-sacs. After discussion and review a motion was made and seconded to approve the estimate at a total cost of $14,684.62. The motion passed with Kim Franklin, Dennis Hendon and Keith George voting in favor and Jim Haylett voting against.

Announcement of Decisions Made Between Meetings - August 20, 2026, the Board approved the renewal contract with Harris County for Constable patrol services. The contract is a one-year contract beginning October 1, 2026, and the total cost is $473,900.00.

NEXT MEETING

The next Board meeting will be October 8, 2026.

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

Signature of Officer

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

DATE: Thursday, September 10, 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: 252 224 266 602 96 Passcode: 9BS3EV2i
Or call in (audio only) (346) 352-9753
Phone Conference ID: 926 117 670#

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. Account #137P0704016 Deed Restriction Hearing

Adjourn Executive Session

OPEN SESSION 6:30 PM

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