

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on June 11, 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, June 11, 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 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 June 10, 2026 was reviewed.
- Deed restriction report dated June 4, 2026 was reviewed.
- The Board met with the owner of Account #137P0704020 to discuss a denied patio cover application.

OPEN SESSION

Open Session was initiated at 6:30 pm with 3 committee leads in attendance, no homeowners, and 1 resident online.

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: 137P1101016 and 137V0202012. The Board approved sending the following account to the attorney for an uncorrected deed restriction violation: 137P0301004

FINANCIALS

The May 31, 2026 financials were presented to the Board. As of May 31, 2026, there was a total cash balance of \$1,239,330.95 in the Operating Account, the Contingency Account had a balance of \$225,845.29, Capital Reserve Account had a balance of \$720,238.68, Forest Capital Reserve Account had a balance of \$309,054.55, Enclave Capital Reserve Account had a balance of \$142,520.76. Assessment receivables totaled \$74,044.54 and Other receivables totaled \$265,889.12.

APPROVAL OF MINUTES

The Board was presented with the minutes from the May 14, 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 water fitness classes are going well and they are working on the 4th of July event.
- **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.
- **Patrol** - See attached report.
- **Pickleball** – See attached report.
- **Pools/Swim Team** – No report submitted.
- **Tennis** – See attached report.

BUSINESS

Enclave Brick Wall Repair – The Board was presented with an estimate from Moore Fence Company for extensive repairs to the brick wall and to add angle iron reinforcement at a total cost of \$26,550.00. Ms. Esteban advised the Board that the Enclave Committee was ok to proceed with the work and that the work is an Enclave reserve expense. After discussion and review the Board approved the estimate as presented.

Announcement of Decisions Made Between Meetings – The Board advised of the following:

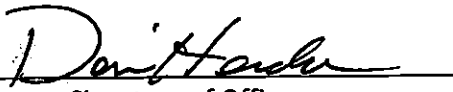
- May 27, 2026, the Board approved a four-month payment plan request for Account #137P1703010 provided that payment of interest and legal fees incurred are included in the payment plan.
- May 31, 2026, the Board approved allowing Power Aquatics to use the Park Cypress pool for one week, June 29, 2026 – July 3, 2026, in the morning prior to the pool opening to the residents.

Vote on Homeowner Hearing Account #1370601024 – The Board met with the owner and discussed the denied patio cover application. After discussion and review the Board voted to approve the patio cover as submitted since the overall height of the patio cover will not encroach into the aerial easement.

NEXT MEETING

The next Board meeting will be July 9, 2026.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:00 pm.


Signature of Officer

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

DATE: Thursday, June 11, 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: 215 037 162 396 28 Passcode: Avy3i4ng9

Or call in (audio only) (346) 352-9753

Phone Conference ID: 882 339 949#

AGENDA

EXECUTIVE SESSION

6:00 PM

1. Establish Quorum & Call Meeting to Order
2. Homeowner Hearings
 - a. Account #137P0704020 Patio Cover
3. Management Reports
 - a. Collections Report
 - b. Deed Restriction Enforcement Action Report
 - c. Deed Restriction Inspection Report

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. Financials
4. Homeowner Open Forum – Please note each guest will have 3 minutes max
5. Approval of Minutes
6. Committee Reports
7. New Business
 - a. Contracts and Proposals
 - b. Announcement of Any Decisions Made Between Board Meetings
 - c. Vote on Homeowner Hearings
 - d. Other Business as May Come Before the Board
8. Schedule Next Meeting
9. Adjournment

Communications

Green Trails II

Dennis Hendon

Activities & Recommendations

- **Communications Committee**

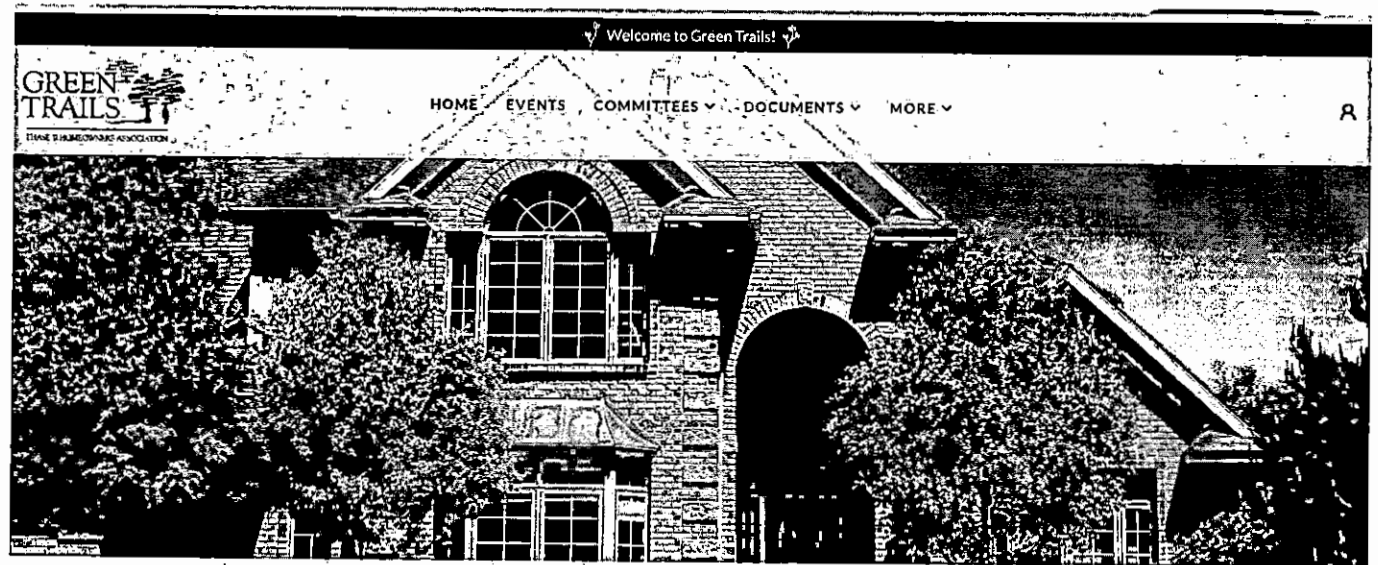
- Two people identified - more to come

- **Web Site Updates**

- Make Pool Schedule easier to find
- Add a Feedback section
- Remove the Board email (no longer active)

- **Newsletters**

- Educate neighbors on our amenities
- Address the issue of hogs - lots of Facebook chatter
- Add an email contact for the Board?



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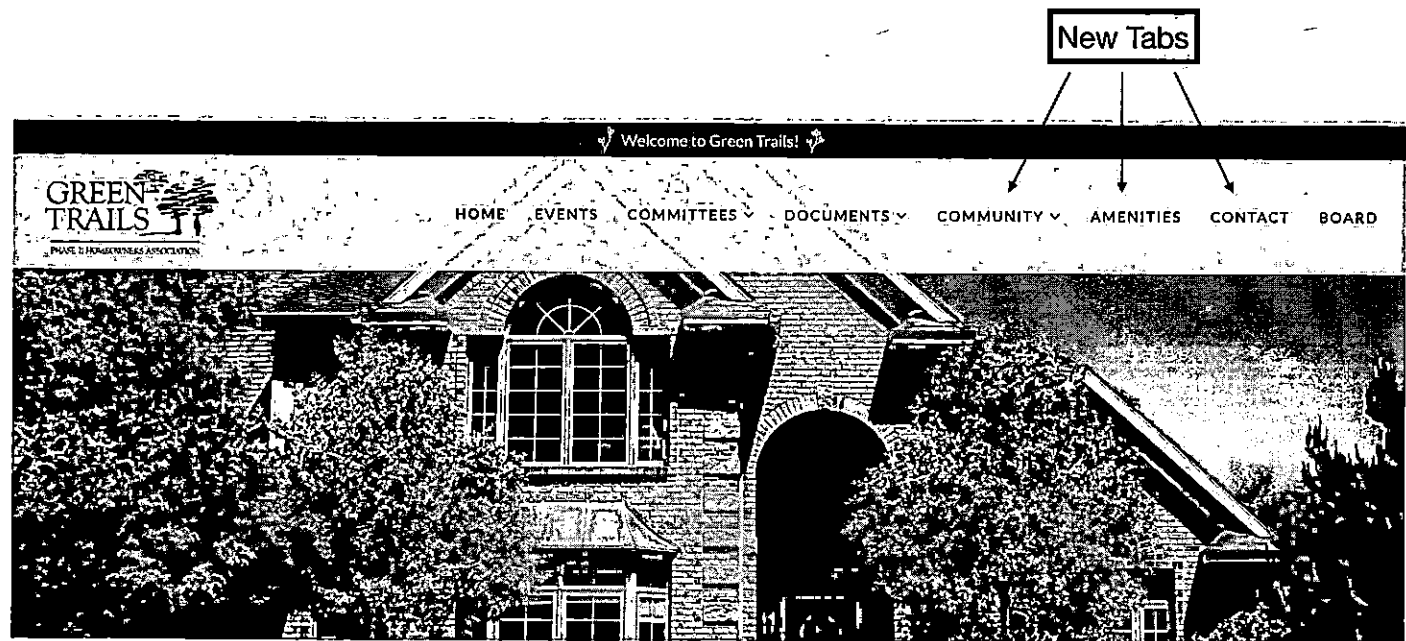
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Activities & Recommendations

New Contact Process

- **Communications Committee**

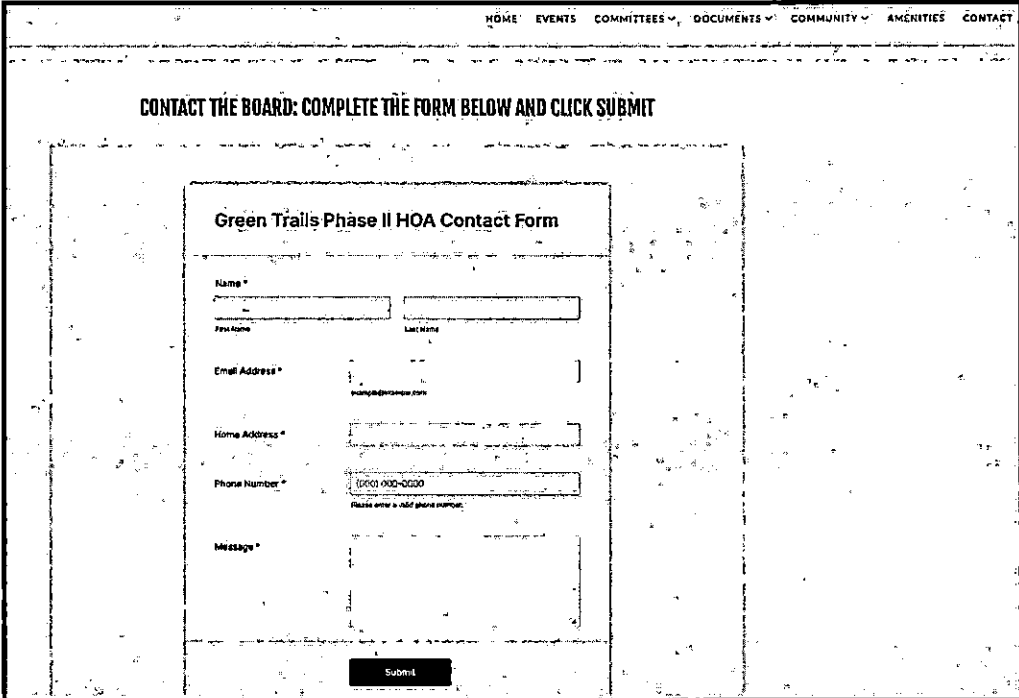
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The screenshot shows a web page with a navigation bar at the top containing links: HOME, EVENTS, COMMITTEES, DOCUMENTS, COMMUNITY, AMENITIES, and CONTACT. Below the navigation bar is a heading that reads "CONTACT THE BOARD: COMPLETE THE FORM BELOW AND CLICK SUBMIT". The form itself is titled "Green Trails Phase II HOA Contact Form" and contains the following fields: "Name *" (split into "First Name" and "Last Name"), "Email Address *" (with a placeholder "example@greentrails.com"), "Home Address *" (with a placeholder "12345 Main St"), "Phone Number *" (with a placeholder "555-000-0000" and a note "Please enter a valid phone number"), and "Message *". A "Submit" button is located at the bottom right of the form.

Forest Committee Report June 2026

Landscape refresh installed at the two cul de sacs and entrance landscape work finished up the week of June 8th. This included irrigation repair on the Tamarack Way cul de sac.

LANDSCAPE COMMITTEE REPORT 6/26

LIVE OAK REMOVALS IN CYPRESS CHASE MEDIAN AS RECOMMENDED BY EMBARK ARBORIST TO CORRECT DECLINE DUE TO OVERCROWDING.

BED REFRESH IN PROGRESS THROUGHOUT THE COMMUNITY. ADDITIONAL PLANTINGS ADDED TO THE SCOPE. INTERIOR BED OF GERRI AYERS POOL IS COMPLETE.

POND IRRIGATION ISSUE. IMPORTANCE OF THE AREAS ADJACENT TO HOMES. REPAIR WITHOUT EXTREME EXPENSE. EXPLORE THE OPTIONS. HAVE A BETTER UNDERSTANDING OF THE ISSUE AND AREAS AFFECTED BEFORE DECISION IS MADE.

HOGS ARE BACK!

HINDSIGHT: WOULD EARLIER APPLICATION OF INSECTICIDE HAVE PREVENTED THE DEGREE OF DAMAGE WE ARE EXPERIENCING NOW? CONSIDERATION OF FALL APPLICATION.

CONSIDERING CURRENT DAMAGE, ADDITION OF TURF WOULD HAVE BEEN AFFECTED.

AFTER NUMEROUS EMAILS TO BRIONES' OFFICE AND COMMUNICATING WITH STAFF MEMBERS AT THE ALIEF TOWN HALL, I WAS LEFT WITH THE FEELING THAT THEY DON'T GET IT OR CARE.

CAN WE ESTABLISH COMMUNICATION WITH THEM OR COMMISSIONERS COURT AS AN HOA TO EXPRESS OUR CONCERNS ABOUT THE EFFECT THESE REPEAT VISITS HAVE ON OUR HOME VALUES, THE FINANCIAL BURDEN OF REPAIRS IN THE TENS OF THOUSANDS APPLIED TO HOA DUES, DAMAGE TO HOMEOWNERS YARDS AND CARS AND ABOVE ALL THE POSSIBILITY OF INJURY TO RESIDENTS.

THE ABILITY TO REPRODUCE REQUIRES CONTINUAL TRAPPING. THE FAILURE TO DO SO HAS CAUSED THE CURRENT PROBLEM.

CAN WE TRAP ON HOA PROPERTY? WHERE DO WE GET PERMISSION TO TRAP ON CORPS OF ENGINEERS PROPERTY?

WE NEED BETTER INFORMATION ABOUT WHAT THEY ARE DOING IN ORDER TO INFORM RESIDENTS.

PARKS COMMITTEE REPORT, JUNE 2026

Ongoing Maintenance:

A total of 110 yd.³ of shredded wood chips (i.e. Kiddie Kushion) was added underneath our playground equipment to enhance the “fall zone” at four of our parks.

Below are “before and after” pictures of the four Playgrounds: Crescent Green, Park Cypress, Desert Ivy, and Gerri Ayers.



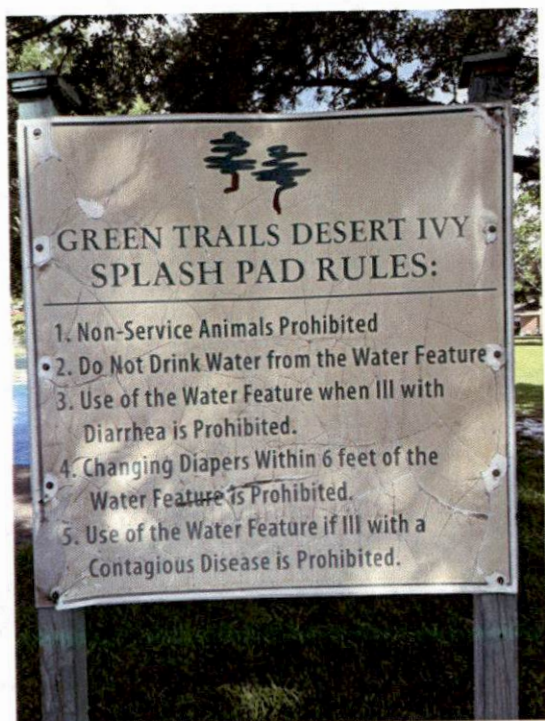




Upgrade of Splash Pad Rules Signage

The deteriorated 6 year old signage of Desert Ivy Park's Splash Pad Rules was replaced with an updated version.

Below are pictures of the old sign, posted during the first months of the pandemic, and the newly replaced and updated signage.



Patrol Committee Report June 2026

I've been looking at the statistics for the past couple of years and running them through some AI tools for analysis. In general, the feedback from the AI analysis is:

- **"Our data does not show a clear increase in crime during the months we had only four deputies—but it also does not prove that four deputies provide the same level of safety and deterrence as five."**
- **"The reduced-staffing period coincided with naturally lower-crime months, so we cannot separate seasonal effects from staffing effects."**
- **"The fifth deputy adds deterrence, coverage, and flexibility that the numbers don't fully capture—but residents feel it, and criminals can sense it over time. During the period of four deputies, the criminals were unlikely to be aware of less patrols, and unlikely to immediately target the area during patrol gaps."**
- **"If reduced staffing became permanent or widely known, we risk creating predictable gaps in patrol visibility that could be exploited in the future."**
- **"With 4 deputies, you're closer to the edge. You can still *function*, but:**
 - **Gaps in patrol coverage are more likely.**
 - **Response times can stretch when multiple calls hit at once.**
 - **Directed patrols and proactive visibility are the first things to get squeezed."**

We also need to remember that residents are aware of the cost of patrols, that one deputy is \$3-\$4 per month per home. Most residents responding to a previous social media post made it clear that they would pay to increase patrols and were not in favor of reducing patrols.

June 11th Board Meeting – Pickleball Committee Report

- May 25th Holiday Open Play Participants



- Next Open Play July 4th and September 7th Labor Day.

Adjusting Mosquito Spraying Schedule

Status: Pending feedback From Heather status

- May 15th at 9:35pm reported to HOA board members that Mosquito truck was spraying at the Cypress Park Courts. Pending feedback.
- May 14th response from Heather: I asked the contractor to adjust the spraying time to after midnight back in April when we received your email. I will follow up with the vendor and let you know.

Cypress Court Sprinkler Schedule`

- Status: Thanks to Kathy Burleson who has contacted Landscapers for adjustment.

Requested sprinklers

- Start time moved from 10PM to 11:30 PM. We now have a consistent 11:30 PM start time eliminating seasonal adjustments related to daylight saving time.

Main Gate Lock & Exit Button

- Thanks to Bob Kunzi for replacement of exit button and cover. For now, all is good.

Tennis Committee Report June 2026

There was 1 instance of a user booking the PC tennis court in order to bring a group to play pickleball on multiple courts. This has been addressed with the user and should not happen again.