

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on March 26, 2025

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 Wednesday, March 26, 2025 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams

CONFIRM QUORUM: Danielle Pilkinton, Kelley O'Brien, Dennis Hetu, Jim Haylett and Kim Franklin 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 was convened at 6:52 pm.

EXECUTIVE SESSION SUMMARY

- The Board met with the Constable to discuss the current contract.
- Collection status report dated March 24, 2025 was reviewed.
- Deed restriction report dated March 21, 2025 was reviewed.
- The Board met with a resident at Account #137P0302006 about a deed restriction violation. The Board advised the resident commercial vehicles cannot be stored in the community, however if it is parked in the street overnight only 1-2 times per month this should not be an issue.
- The Board reviewed correspondence from the owner of Account #137P1102013 regarding a deed restriction violation.

OPEN SESSION

Open Session was initiated at 6:52 pm with 2 committee leads in attendance, no homeowners, and one committee lead online.

ELECTION OF OFFICERS

After discussion the Board voted to elect the following officer positions:

President – Kim Franklin

Vice President – Danielle Pilkinton

2nd Vice President – Dennis Hetu

Treasurer – Jim Haylett

Secretary – Kelley O'Brien

VOTE ON HOMEOWNER HEARING

Board voted to enforce the deed restrictions regarding Account #137P1102013.

AUTHORIZATION FOR LEGAL ACTION

The Board approved moving with foreclosure for unpaid assessments on the following accounts: 137P1801035

The Board approved moving forward with sending the following accounts to the attorney for failure to comply with the deed restrictions: 137P1101016

FINANCIALS

The February 28, 2025 financials were presented to the Board. As of February 28, 2025, there was a total cash balance of \$1,714,772.68 in the Operating Account, the Contingency Account had a balance of \$180,865.45,

Capital Reserve Account had a balance of \$660,866.85, Forest Capital Reserve Account had a balance of \$291,604.45, Enclave Capital Reserve Account had a balance of 142,757.98. Assessment receivables totaled \$213,080.05 and Other receivables totaled \$86,844.27.

HOMEOWNER OPEN FORUM

No homeowners present

COMMITTEE REPORTS

Community Events – See attached report.

Communications- Board has agreed to sign up for the Crest Management Enhanced website for a 6 month trial to encourage residents to opt in for paperless communications.

Enclave –No report

First Impressions – No report

Forest – Entry gate work is underway: welding repair, sanding and painting. Quotes for the upgraded call box system have been received and are in review. The landscape vendor failed to order annual color correctly and there is a delay in the planting for the Forest. The rest of the neighborhood appears to be planted.

Landscape – See attached report

Board approved to test checkerboard sodding on islands up to 5 cul-de-sacs. The Green Trails 4H club has offered to plant the herb garden at Desert Ivy as a community service project. This was met with favorable response from the Landscape Chair, with the understanding that a long term volunteer for maintenance is still being sought.

Parks – See attached report. In addition, the soccer goals at Crescent Green park are expected to be returned to the park next month as the grass continues to recover on the field area.

Pickleball – See attached report. In addition, Men's Saturday Pickleball league was approved by the Board.

Pools – See attached report

Swim Team –See attached report

Tennis – See attached report

NEW BUSINESS

Contracts and Proposals

Holiday Décor Contract with Always in Season was approved for one year.

2025 Annual Meeting Follow Up

The Board reviewed questions/comments from the annual meeting.

Action Item List

Action item list was reviewed.

Announcement of Decisions Made Between Board Meetings - March 7, 2025 the Board approved an estimate from IMS Landscape Services to replace two irrigation controllers at a total cost of \$7,426.22.

Assign Board/Committee Liaisons

The Board reviewed and reassigned committee liaison roles.

Finance Committee – Jim Haylett

Reserve Study Committee – Jim Haylett

Patrol Committee – Jim Haylett

Landscape Committee – Kin Franklin

Communications Committee – Kim Franklin

Community Events Committee – Kelley O'Brien

Pools Committee – Kelley O'Brien

Swim Team – Kelley O'Brien

Parks Committee – Danielle Pilkinton

Tennis Committee – Danielle Pilkinton

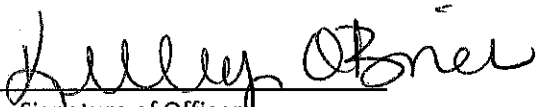
Pickleball Committee - Danielle Pilkinton

ARC Committee – Dennis Hetu

NEXT MEETING

The next Board meeting will be Thursday, April 10, 2025 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:40PM



Signature of Officer

Community Events-

We had another successful Shred Day in March.

The Egg Hunt is scheduled for 4/12 at crescent green park at 10 AM.

Summer Kick off with KONA Ice is scheduled for May 23 and Water Fitness will start on June 7.

Landscape Committee Report – March '25

Cody's Tree Service

Prune Fry Rd. medians @ Emerald Leaf entrance.

Gerri Ayers – Prune trees overhanging roof of restrooms and tennis courts, also oaks near parking lot.

Prune Oaks in Marshall Oaks median & overhanging stop sign.

Prune Crape Myrtles along Kingsland and Greenhouse.

Remove 2 beetle Pines Lunsford Mews and grind 3 stumps.

Remove dead Magnolia Crescent Green Park and grind stump.

Broken limbs Park Cypress area. Prune Live Oak, Crape. Remove 2 Elms and grind stumps, one, severe lightning damage, one leaning over street.

Prune Live Oaks along sidewalk, West side of pond.

IMS

Prune Palms inside Park Cypress Pool.

Embark

Parkview - Prune Elms along Barker Cypress. Three Elms removed growing under fence to prevent damage to fence and concrete column.

Prune Elms along Cypress Chase, Cypress Run and Park Cypress.

Declining Maples along Cypress Run removed, stumps ground.

PARK'S ACTIVITY REPORT: FEB 11 - MAR 24

<u>PARK NAME</u>	<u>WORK PERFORMED</u>	<u>COMMENTS</u>
Desert Ivy Park	Removed protruding tree roots under playground equipment	See Pictures
	Repaired 2 damaged spinning apparatuses	See Pictures
	Added sod and sand to Volleyball and Tether Ball Courts	See Pictures
	Added signage "Park Facilities Close at Dusk" to Pavilion column	See Pictures
Park Cypress Park	Removed protruding tree roots under Playground equipment	
Crescent Green Park	Added signage "Park Facilities Close at Dusk" to Pavilion column	
	Replaced tether ball	
Wisdom Woods Park	Added signage "Park Facilities Close at Dusk" to Pavilion column	
	Replaced tether ball	















March Pickleball Committee Report

- Men's and League's Women League started in March
- The Greater Houston Pickleball Association Men's League Coordinator (Louise Strain) attended our first Men's League matches and obtained a picture of the Green Trails Men's League to be posted on GHPA Facebook page.
- Upcoming event is our April Round Robin



Pools -

General Maintenance, repairs, and power washing are underway.

Park Cypress fence replacement will begin 4/14 and be completed by end of that week.

Swim Team-

Registration will remain open until Mid-April. Daily practices begin Monday, 4/28.

Tennis Committee

- 1) New nets installed at both Gerry Ayers and Park Cypress in January**
- 2) Refreshed bid requested for new fencing for Park Cypress. (Previous bid over 6 months old)**