

Association of Green Trails Phase II Homeowners, Inc.

Minutes of Board of Directors

Meeting on October 9, 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 Thursday, October 9, 2025 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams

CONFIRM QUORUM: Kim Franklin, Kelley O'Brien, Jim Haylett and Danielle Pilkinton and were in attendance. Dennis Hetu was not in attendance.

ALSO PRESENT: Heather Esteban, Debbie Haase 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 6:35 pm.

EXECUTIVE SESSION SUMMARY

- Deed restriction report dated October 8, 2025 was reviewed.

OPEN SESSION

Open Session was initiated at 6:35 pm with three committee leads in attendance, two 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: 137P1102027 and 137C0302031

HOMEOWNER OPEN FORUM - None

NEW BUSINESS

Review 2026 Budgets - The board reviewed the proposed 2026 budgets in detail. The board approved the 2026 proposed budget and 2026 assessment of \$1420.00. Jim Haylett will review and revise the assessment letters so that they can be sent out in November.

The board approved Park Cypress slide replacement quote from A-Beautiful pools to begin in January.

The board approved the A-Beautiful Pools 2026 Pool Contract.

A-Beautiful Pools 2026 Splash Pad Contract was reviewed and additions need to be made regarding how often the splash pad will be visited.

A-Beautiful Pools 2026 Enclave Fountain Contract will be reviewed by Kourtney Dixon.

IMS 2026 Landscape Contract – Contract needs to be in the format provided by Crest. Need to include 3 mowings of the pipeline ROW. Used the number in the contract for the 2026 budget purposes plus an estimate for the ROW mowing based on single time quote.

Heather has requested all 2026 contract renewals from vendors.

Action Item List

Heather will begin adding the action item list to the board packet.

Announcement of Decisions Made Between Meetings

- The Board approved the minutes of the Board meeting held on September 11, 2025.
- The Board approved an estimate from IMS to mow a portion of the pipeline that is a landscape reserve at a cost of \$500.

Committee Reports

Community Events – Kelley O'Brien reported the Shred Event was a big success and over 3000 lbs were shred on Saturday. Fall Fest will be held on 10/25, from 3-5pm at Crescent Green Park. The Adult Mixer will be held on 11/15 from 7:00-9:30pm at Desert Ivy Park. More details to follow.

Communications – No report

Enclave – No report

First Impressions – No report

Forest – National night out was another success. Thanks to all who came out to enjoy hotdogs, icecream and good company. The gate entry system project is being scheduled for October 2025. Currently working to coordinate vendors for the electrical panel replacement. Entry system work will follow the panel work.

Landscape – See attached report

Parks – See attached report

Patrol - No report

Pickleball – See attached report

Pools – No report

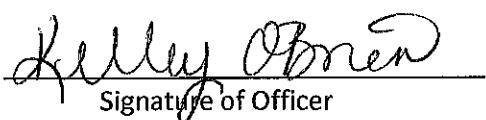
Swim Team- No report

Tennis – See attached report

NEXT MEETING

The next Board meeting is currently scheduled for Thursday, November 13, 2025 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:13PM



Signature of Officer

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

DATE: Thursday, October 9, 2025
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 293 080 229 881 Passcode mP6qh7iV

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

Phone Conference ID: 980 039 352#

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

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. Homeowner Open Forum – *Please note each guest will have 3 minutes max*
4. New Business
 - a. Review and Approve 2026 Draft Budget
 - b. Set 2026 Assessments
 - c. Contracts and Proposals
 - d. Review Pending Action Items
 - e. Announcement of Any Decisions Made Between Board Meetings
 - f. Other Business as May Come Before the Board
5. Schedule Next Meeting
6. Adjournment

OCTOBER PARKS COMMITTEE REPORT

Sept 12 - Oct 8, 2025

PARKS MAINTENANCE:

- Retention Pond

Repaired the grounds around multiple bench seating areas along the perimeter sidewalk

- Park Cypress Park

Sod was added underneath a recently pruned mature tree to beautify the area East of the pickleball/tennis court

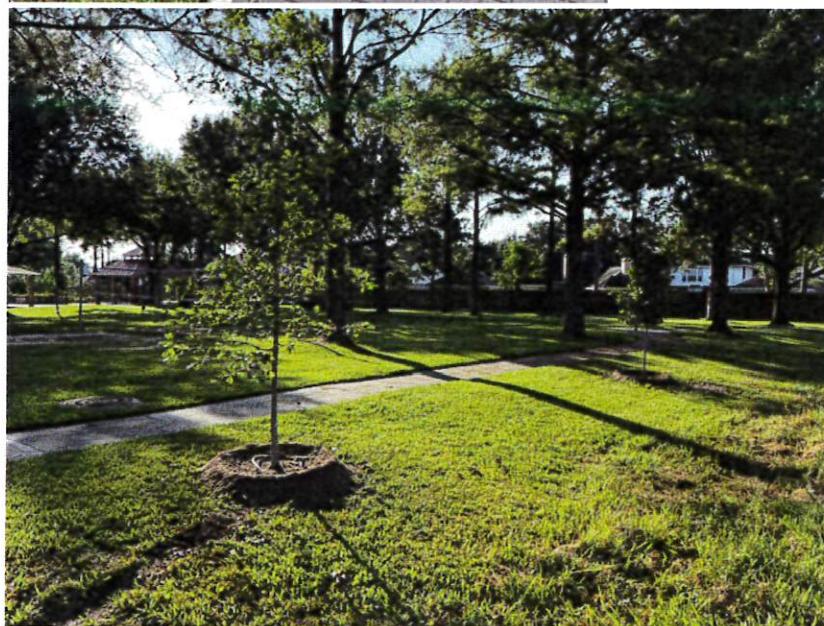
- Desert Ivy Park

Two trees were planted to provide future shade for the Volleyball court

- Removed 4 wasp nests from multiple parks' structures

- Power-washed three pavilion concrete floors







October 9th Board Meeting – Pickleball Committee Report

- Tree recommended by Kathy Burleson (Monterrey Oak, Mexican White Oak) has been planted in SE Corner.



- NE, NW Court reservation for Ladies and Men's League have been reserved.
- League play started this month for both men and women.
- Ladies League Play 1st game was 10/3/25. Men's first game will be 10/18/25.



- Reservation issues with max hour reservation at cypress park courts. When will status of max hour reservation be resolved?

For the tennis committee :

1. All advanced registrations for tennis and pickleball leagues have been completed.
2. Court patching at GA will be scheduled after women's league season ends
3. Replacement windscreens for GA and PC will be ordered, as needed. Installation to be completed before Thanksgiving.
4. Women's tennis have requested meeting with tennis committee. Topic for discussion are unknown . Waiting on possible dates.