

**Association of Green Trails Phase II Homeowners, Inc.**  
**Minutes of Board of Directors**  
**Meeting on August 14, 2025**

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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, August 14, 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 were in attendance. Dennis Hetu joined virtually.

**ALSO PRESENT:** Heather Esteban, Joanne McIntyre and Debbie Haase 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**

- Collection status report dated August 13, 2025 was reviewed.
- Deed restriction report dated August 9, 2025 was reviewed.

**OPEN SESSION**

Open Session was initiated at 6:40 pm with two committee leads in attendance, four homeowners, and no residents online.

**AUTHORIZATION FOR LEGAL ACTION**

The Board approved moving forward with sending the following accounts to the attorney for failure to comply with the deed restrictions: 137P1102013, 137C0302001 and 137P0804014.

**FINANCIALS**

The July 31, 2025 financials were presented to the Board. As of July 31, 2025, there was a total cash balance of \$1,071,734.23 in the Operating Account, the Contingency Account had a balance of \$180,981.21, Capital Reserve Account had a balance of \$602,354.04, Forest Capital Reserve Account had a balance of \$287,235.28, Enclave Capital Reserve Account had a balance of 129,329.13. Assessment receivables totaled \$38,508.29 and Other receivables totaled \$124,145.32.

**HOMEOWNER OPEN FORUM**

James Burnett, Community Engagement Coordinator from Harris County Precinct 4 was present to discuss community concerns. Mr. Matlock's mowing concerns along the bayou are being addressed. Mr. Matlock and Mr. Burnett had plans to meet on location August 15th for a walkthrough of the concerns around mowing and bayou sidewalk condition. The sidewalk repair project along the bayou will start and finish in April 2026. Concern was expressed for the project to be expedited due to safety concerns. Mr. Burnett will pass concerns to the county.

Peter Olyniec also expressed concern regarding the bushes on the median at Fry and Kingsland. They are a safety issue. Mr. Burnett is our resource and encourages us to reach out with questions and concerns. On October 18, 2025, a Town Hall meeting is being hosted by the County Commissioner.

Ryan McPhettridge questioned how many rentals we have in the neighborhood and expressed concern about long term rentals owned by investment companies and if there was a policy in place to prevent investors from purchasing multiple properties. Heather Esteban will reach out to the attorney to find out if a policy can be put in place.

Mr. Matlock expressed concerns regarding electric bikes on sidewalks and homeowners not picking up dog waste. "Bicyclists must yield to pedestrians" signs are included in the sidewalk upgrades being completed by the County along the bayou in 2026.

#### **COMMITTEE REPORTS**

**Community Events** – Dive In movie was canceled due to lack of volunteers.

**Communications** – 105/1200 registered lots have signed up for email notifications. Reminders will continue to go out monthly.

**Enclave** – No report

**First Impressions** – No report

**Forest** – Quotes received this week to replace the electrical box for the entrance gates. The back up batteries for the gates were replaced this month, to allow the gates to open during power outages. Finalizing the project scope for the upgrade to the entrance gate call box system.

**Landscape** – no report

**Parks** – See attached report.

The volleyball group has requested additional shade trees at Desert Ivy. Peter has coordinated with volleyball and will have 2 trees planted out of the park budget. An additional tree will be planted at Park Cypress out of the park budget for shade on that tennis/pickleball court.

**Patrol** - Between the July and August Board meetings, the October 2025 to September 2026 Harris County Patrol contract for 5 deputies was received from the Constable, approved by the Board, and signed.

**Pickleball** – See attached report.

**Pools** – The Board discussed a recent incident at Park Cypress pool involving a resident and lifeguards and discussed adding signage and a policy to declarations regarding failure to comply with posted rules and suspension of amenity usage.

**Swim Team** – No report

**Tennis** – See attached report.

#### **NEW BUSINESS**

**Budget requests**- 2026 budget requests have been requested by September 1, 2025 from committees. Committees and residents may present wish lists and requests at the September 11th meeting.

Communication regarding mailbox theft will go out tomorrow and be posted to the website and facebook page. Mailbox maintenance liaison needs to make sure to include Village Section 2.

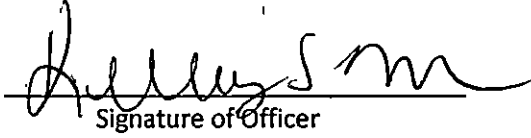
#### **Action Item List**

The action item list was reviewed.

**NEXT MEETING**

The next Board meeting is currently scheduled for Thursday, September 11, 2025 at 6:00 P.M.

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

  
Signature of Officer

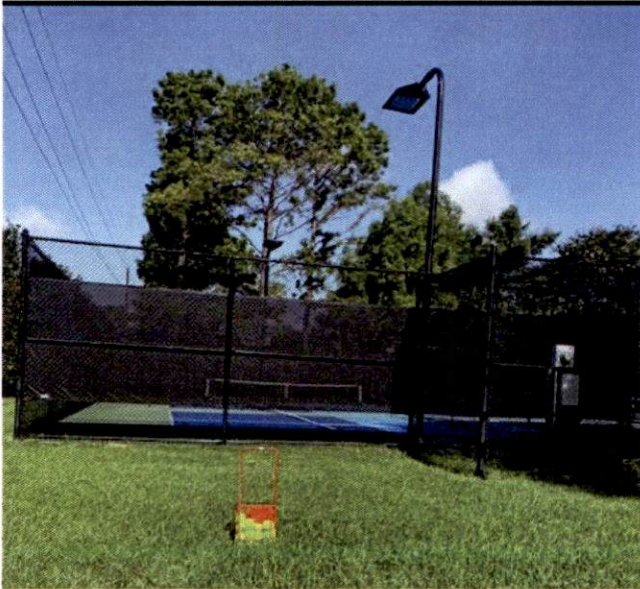
## Parks and Playgrounds August Report

Continued periodic spot inspections of playground equipment and grounds,  
and performed ongoing maintenance as necessary

Pete

## August 14<sup>th</sup> Board Meeting – Pickleball Committee Report

- Landscapers blowing off Courts. Have sent communication to pickleball players to halt play so landscapers can blow off the courts.
- We will be planting tree recommended by Kathy Burleson (Monterrey Oak, Mexican White Oak) in SE Corner in September. Front view of where tree will be planted.



- Our next event will be September 1<sup>st</sup> Holiday Open Play.
- League play will be starting up in September.

## Tennis Committee – August 2025

1. Exit button at Park Cypress was remounted on July 11th.



2. Request from women's league members to add a shaded patio by GA court 3. A quote has been requested from same contractor that did PC fencing. Pictures show examples. Feasibility and sufficient justification of cost needed before any decision can/will be made.
3. Women's Tennis league Fall season runs from August 25 - November 17. GA courts will be reserved for home matches.