

**Association of Green Trails Phase II Homeowners, Inc.**  
**Minutes of Board of Directors**  
**Meeting on April 10, 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, April 10, 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, Jim Haylett and Kim Franklin were in attendance. Dennis Hetu attended online.

**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 6:30 pm.

**EXECUTIVE SESSION SUMMARY**

- Collection status report dated April 9, 2025 was reviewed.
- Deed restriction report dated April 3, 2025 was reviewed.
- The Board met with the owner of Account #137P0704027 about their denied fence application.

**OPEN SESSION**

Open Session was initiated at 6:30 pm with 1 committee lead in attendance, no homeowners, and two residents online.

**VOTE ON HOMEOWNER HEARING**

Account #137P0704027 After discussion and review the Board voted to issue a conditional approval. Any section of the fence visible to the street must be replaced with cedar pickets no later than April 30, 2026.

**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, 137P1702015 and 137V0202012

**FINANCIALS**

The March 31, 2025 financials were presented to the Board. As of March 31, 2025, there was a total cash balance of \$1,704,972.35 in the Operating Account, the Contingency Account had a balance of \$180,877.98, Capital Reserve Account had a balance of \$644,920.33, 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 \$115,323.89 and Other receivables totaled \$51,507.15.

**HOMEOWNER OPEN FORUM**

Two homeowners were present online. No comments were made.

**COMMITTEE REPORTS**

**Community Events** – See attached report.

**Communications-** Jim Haylett suggested sending out a monthly e-blast directing people to the website. The board reviewed the website and suggested updates.

**Enclave** –No report

**First Impressions** – No report

**Forest** – See attached report

**Landscape** – See attached report

4H will be adding plants to the herb garden on Saturday. There are a few interested volunteers who would like to help with the herb garden.

**Parks** – See attached report.

**Pickleball** – Nothing to report.

**Pools** – See attached report

**Swim Team** – See attached report

**Tennis** – See attached report

**NEW BUSINESS**

The Board authorized Crest to send an email to the Constable stating that the HOA Board wants to reinstate the fifth constable deputy as stipulated in our contract.

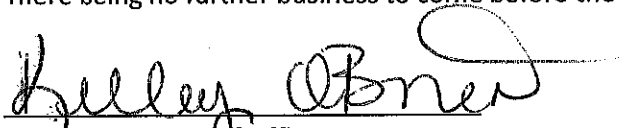
**Action Item List**

Action item list was reviewed.

**NEXT MEETING**

The next Board meeting will be Thursday, May 8, 2025 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:24PM

  
Signature of Officer

### Community Events-

Egg Hunt is Saturday at Crescent Green Park.

Summer Kick Off with KONA Ice is planned for Friday, May 23rd at Gerri Ayers. Water Fitness classes are set to begin on Saturday, June 7.

### Pool-

General maintenance and repair is underway. Pool

Schedules have been posted to the website. There is an issue at Park Cypress with the restrooms being used and dirtied by unknown sources.

### Swim Team-

Practices begin April 28 and continue until end of June at Gerri Ayers pool. We are excited to welcome all the swimmers back to the pool.

### Tennis committee -

1) planning for the 3rd Annual Children's Tennis Camp to be held on Saturday May 17th at the Gerry Ayers courts, from 8:30-11:30am. All 3 courts will be used.

Would like to know if there are any concerns or objections from the board.

2) will continue with the annual payment for use of RMC for court reservations. Greg Kubala will make payment.

3) no maintenance items planned

### Forest report -

Houston Fence Company completed the repair and painting of the gates.

## LANDSCAPE COMMITTEE REPORT 4/25

Finalizing quote revision and approval for Spring plantings, replacement of dead plants various areas.

Request for quote - vehicle damage to median color bed, Emerald Leaf @ Fry.

Identification and marking of 9 beetle infested pine trees in greenspace South of the Greenhouse dead end. Quote from Cody's approved. Some infested for some time unfortunately not reported by regular foot traffic in the area. Prompt removal requested to prevent further spread.

Additional pruning of trees along Cypress Run. (Embark)

Previous pruning of Magnolias at Park Cypress & Cypress Run intersection to improve visibility at 4 way stop was done a little more aggressively than requested. Hopefully new growth will improve this.

Parks Committee –

Soft wood chips were replenished at four playgrounds to help cushion potential falls.

The playgrounds are: Park Cypress, Desert Ivy, Pocket Park, and Crescent Green.

- The broken blue whale "spring rider" at Crescent Green Park is safe to use, but is not repairable.

An alternative "spring rider" has been ordered with an estimated delivery date of 9 - 11 weeks.





