

**Association of Green Trails Phase II Homeowners, Inc.**  
**Minutes of Board of Directors**  
**Meeting on June 12, 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, June 12, 2025 at 6:07 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams

**CONFIRM QUORUM:** Kelley O'Brien, Jim Haylett and Kim Franklin were in attendance. Dennis Hetu and Danielle Pilkinton were unable to attend.

**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 convened at 6:35 pm.

**EXECUTIVE SESSION SUMMARY**

- Reviewed updates on the pool renovation vendor.
- Collection status report dated June 7, 2025 was reviewed.
- Deed restriction report June 9, 2025 was reviewed.

**OPEN SESSION**

Open Session was initiated at 6:35 pm with four committee leads in attendance, one homeowner, and one resident online.

**2024 DRAFT AUDIT**

The Board met with Tish Albarado of Albarado and Friery, LLC who presented and reviewed the 2024 draft audit.

**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: 137P0804014

The Board approved moving forward with lawsuits up to and including foreclosure for collections on accounts 137P0301004, 137P0102027, 137P0805018.

The Board approved sending all accounts delinquent on 2025 assessment to the attorney to begin the collection process as well as revoking amenity access for these owners.

**FINANCIALS**

The May 31, 2025 financials were presented to the Board. As of May 31, 2025, there was a total cash balance of \$1,455,501.32 in the Operating Account, the Contingency Account had a balance of \$180,913.18, Capital Reserve Account had a balance of \$619,345.87, Forest Capital Reserve Account had a balance of \$294,471.19, Enclave Capital Reserve Account had a balance of 129,227.60. Assessment receivables totaled \$47,045.64 and Other receivables totaled \$48,361.12.

**HOMEOWNER OPEN FORUM**

None

**COMMITTEE REPORTS**

**Community Events** – See attached report.

**Communications** – No report submitted.

**Enclave** – No report submitted.

**First Impressions** – See attached report.

**Forest** – See attached report.

**Landscape** – No report

**Parks** – See attached report. The volleyball group is very popular and well attended on Sundays, all year.

**Pickleball** – See attached report.

**Pools** – See attached report.

**Swim Team** – See attached report.

**Tennis** – See attached report.

**NEW BUSINESS**

Kim Franklin and Jim Haylett will review the tax return for Joanine to file.

The Board approved the 2 year audit contract with Albarado And Friery, LLC for Audit services.

The Board approved installation of a "Little Free Library" at Park Cypress park by Cub Scout Den led by Homeowner, Benjamin Clark.

The Board announced they approved an estimate from Progressive Electric on June 4, 2025 for work at Gerri Ayers pool at a cost of \$4,050.00.

**Action Item List**

The action item list was reviewed.

**NEXT MEETING**

The next Board meeting is currently scheduled for Thursday, July 10, 2025 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:02pm

Kelley S. OBrien

Signature of Officer

First Impressions June 2025

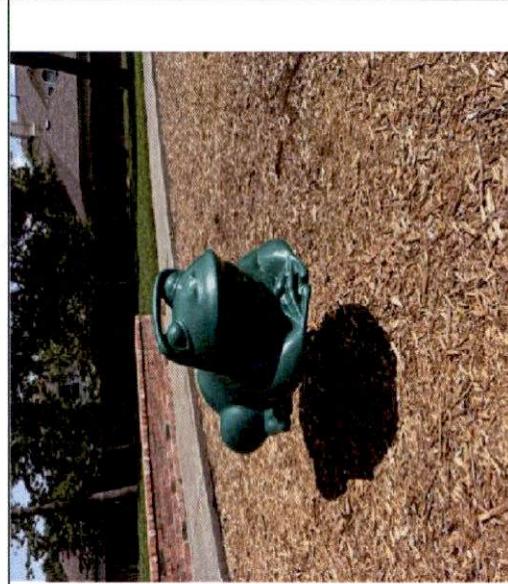
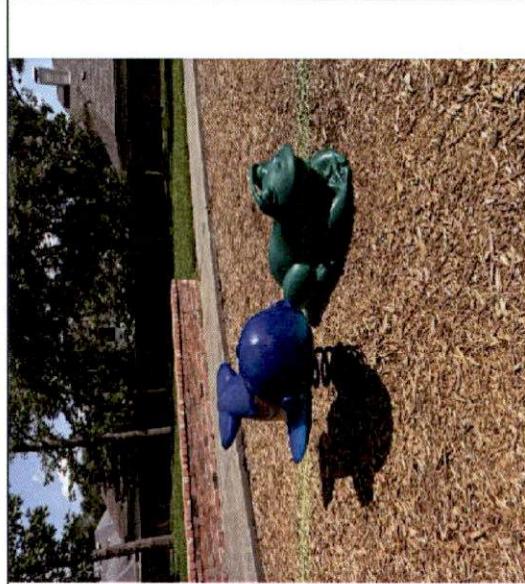
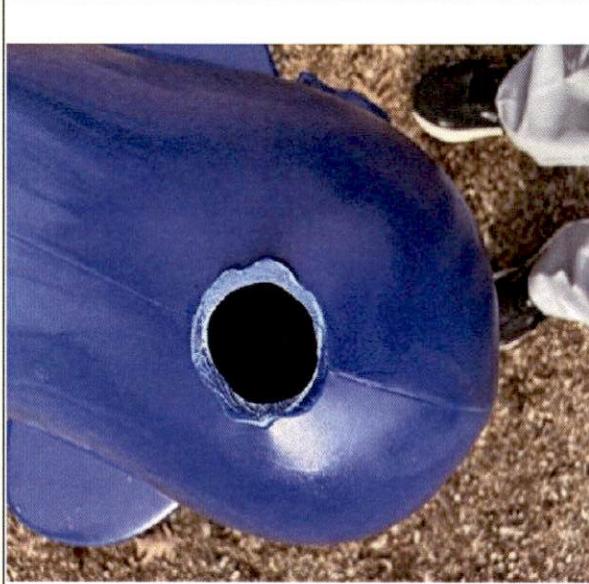
- New plants were installed at Fry Rd. The dwarf roses were replaced with Yucca and Guara.
- The costs for these replacements were included in the budget and should have been invoiced to MUD 346 in January.
- The planter flowers at Greenhouse are getting replaced due to an irrigation problem. The irrigation problem was repaired.
- Yellowstone could not find the lemon cypress for the center piece plants and will use cana lilly until the winter.
- The roses at Barker Cypress are dieing and have been removed until next year when the replacements can be budgeted.
- Overall, all intersections look good and the weekly mowing is in progress for the summer.

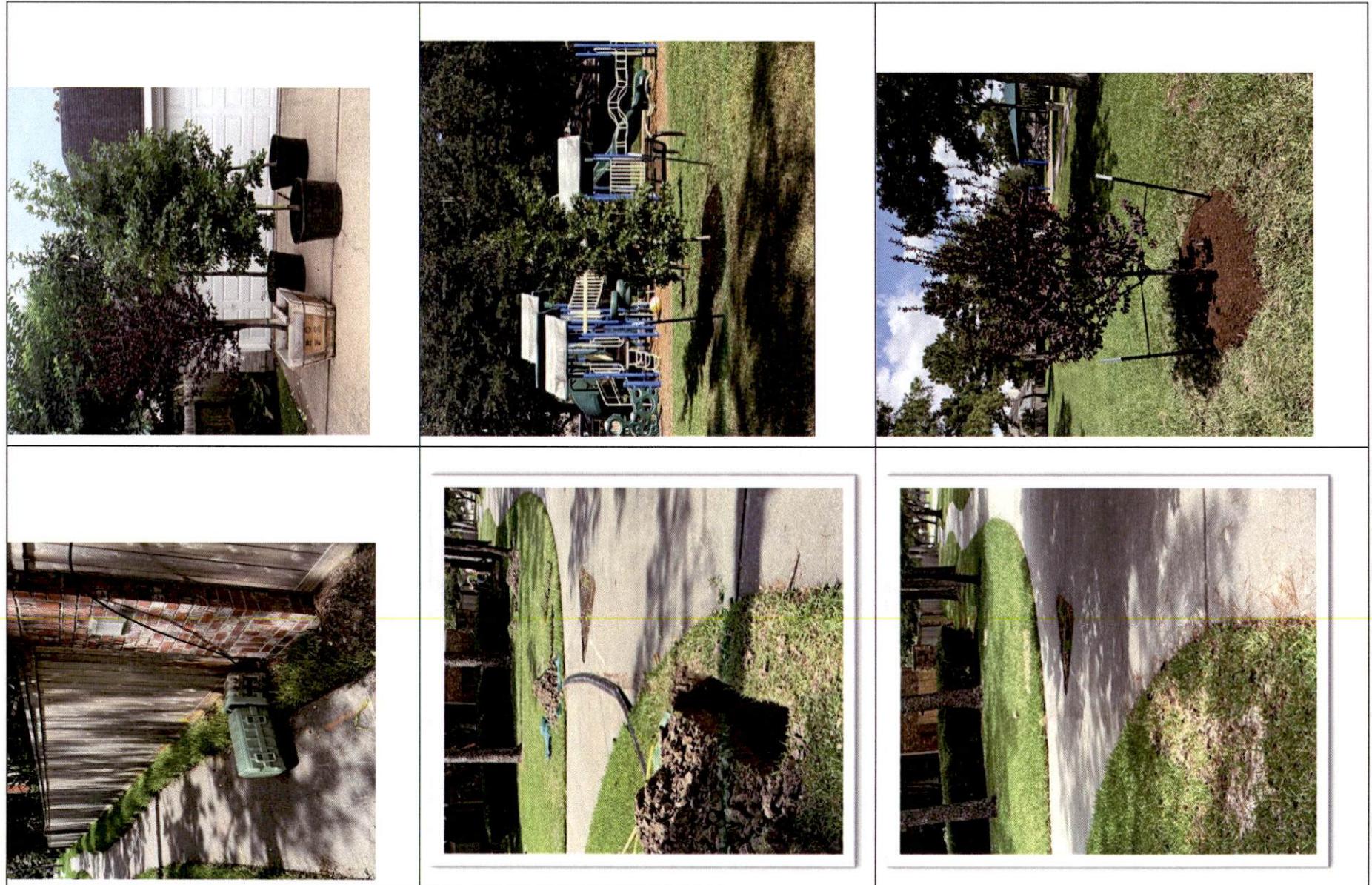
Forest Report June 2025

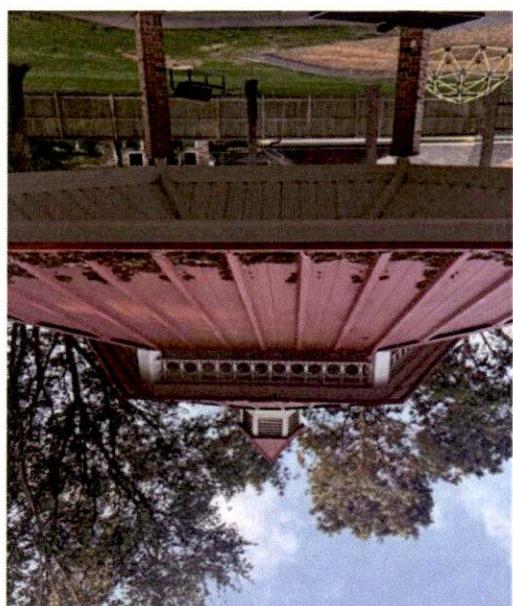
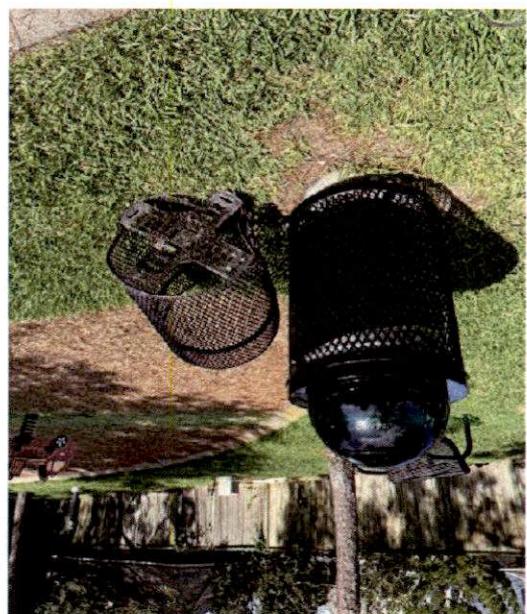
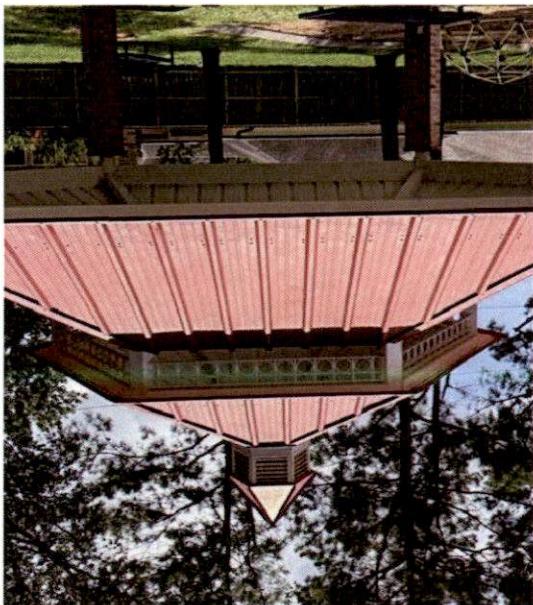
I believe we have a vendor selected for the gate call system upgrade. Currently in the Q&A space with the vendor to get the final scope and contract lined out. Feedback has been that getting on the schedule will be quick once we land the work contract.

Parks Committee June 2025

- A welder was hired to repair two severely rusted metal legs on two park benches, avoiding full bench replacements for both
- Replaced the damaged blue whale "spring rider" at Crescent Green Park with an alternative apparatus utilizing the existing base
- Purchased, assembled, and installed one new trash can receptacle to replace a damaged unit
- Purchased four 30-gallon trees: two were planted at Crescent Green Park and two at Wisdom Woods Park
- Hired a power-washing company to clear compacted leaves and pine needles from the gutters on three metal pavilions at Desert Ivy Park, preserving metal integrity
- An unsightly, exposed internet cable that posed a tripping hazard on the Greenhouse Road sidewalk was finally buried by the provider—more than a year after efforts began to identify the responsible company and subsequently, the dept. responsible to perform the work.







## June Board Meeting – Pickleball Committee Report

- Memorial Day Open Play, we had 19 players.



- Our next event will be July 4<sup>th</sup> Open Play.
- We are checking Resident interest to start a beginner AM Open Play
- Did not recover the stolen Portable Pickleball net taken from Park Cypress swimming pool area. A new Portable net was purchased and in place.
- Received tennis consensus that backboard needs to be replaced at Park Cypress Courts. To be replaced later this year if budget allows, if not to be added to next year's budget.
- Obtained high resolution file for Green Trails banner for League play next season. Thanks to all that provided what we needed. Listed below is a view of our banner:



**Pools**

Both pools are now open and running smoothly. There are a few remaining maintenance items that have been addressed and will be fixed as the vendor is available.

**Swim Team**

It has been a successful season so far and will wrap up at end of June.

**Community Events**

We had a wonderful summer kick off event. Kona served about 250 snow cones to residents.

We had 28 adults show up for Water Fitness last Saturday. It will continue every through in June, July and August, with the exception of July 5.

4th of July parade and pool party planning has begun.

Tennis Committee June 2025

- 1) the 3rd Jump Start to Tennis event, held in May, was a great, well received morning of fun. There were 36 participants, broken into 2 sessions, by age. Please see the pictures below.
- 2) the Park Cypress court fencing project started on June 2nd. Project was to take approximately 2 days, however due to some issues with delivery of some parts the project is now expected to complete Thursday, June 12th. While waiting on completion the court has still been usable. The backboard that was on the northeast end of the court was removed with the existing fence and we will be looking at having the backboard replaced over the next couple months. The replacement is for an existing asset and is covered by the existing budget. It was in very bad condition. The contractor installing the fence has provided a quote for replacement- \$5000. The replacement would be approximately 10'x20' - larger than the one that was removed. See pictures below of current state of the fencing.

