

**Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on January 8, 2026**

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, January 8, 2026 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, Dennis Hetu and Danielle Pilkinton were in attendance.

ALSO PRESENT: Heather Esteban 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 6:36 pm.

EXECUTIVE SESSION SUMMARY

- Deed restriction report dated January 7, 2026 was reviewed.

OPEN SESSION

Open Session was initiated at 6:36 pm with 4 committee leads in attendance, no 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: 137F0101025

HOMEOWNER OPEN FORUM

No homeowners in attendance.

COMMITTEE REPORTS

ARC- The committee requested residents give them the allotted time to review applications appropriately.

Community Events – Kelley O'Brien reported 2026 events have been scheduled and is in process of confirming chairs. Kelley is working with Heather to book vendors.

Communications – Kim Franklin and Heather are working to bring the website up to date.

Enclave – no report

First Impressions – no report

Forest – Danielle Pilkinton reported the pedestrian gate is still waiting to be repaired.

Landscape – see attached report

Dennis Hetu suggested forming a tree committee to approve new tree installations to avoid trees being planted in areas where they will not thrive.

Parks – no report

Patrol - no report

Pickleball – Norma Joe reported on the calendar for the year and committee and equipment updates.

Pools – Kelley O’Brien reported the slide replacement project and parking lot restriping will begin soon.

Swim Team - no report

Tennis – Rich Marsden reported the maglock at the Gerri Ayers has been repaired. The women’s leagues will begin the 26th and 28th of January.

NEW BUSINESS

2026 Annual Meeting

The Board reviewed the annual meeting presentation.

Action Item List

The Board reviewed the action item list.

Announcement of Decisions Made Between Meetings

- The Board approved the minutes from the Board meeting held on November 13, 2025.
- December 11, 2025 the Board approved the following:
 - 3 year contract with A-Beautiful Pools for splash pad management to begin 1/1/26 at a cost of \$1740.00 per year.
 - 3 year contract with A-Beautiful Pools for Enclave fountain management to begin 1/1/26 at a cost of \$2460.00 per year.
 - 3 year contract with Cypress Creek Mosquito Control to begin 1/1/26 for once a week mosquito spraying between March 15th and November 15th at a cost of \$220.00 per visit.
 - 1 year contract with Yellowstone Landscape for the I10 intersections maintenance to begin 2/1/26 at a total cost of \$129,864.64.

NEXT MEETING

The next Board meeting will be the 2026 annual meeting of the membership and is currently scheduled for Tuesday, February 17, 2026 at 7:00 P.M. The December meeting will be a workshop meeting to approve contracts and work on the upcoming annual meeting presentation.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:25pm.



Signature of Officer

COMMITTEE REPORT 1-26

QUOTES REQUESTED FOR NUMEROUS TREE PRUNING AND REMOVAL PROJECTS, ONE WITH ARBORIST. TWO APPROVED PROJECTS SCHEDULED FOR THIS WEEK.

SUGGESTION FROM SEVERAL IN THE PAST THAT WE SHOULD HAVE A LONG RANGE PLAN SUCH AS "FORESTRY MANAGEMENT" TO ADDRESS PROBLEMS AND SOLUTIONS. AS SUGGESTED, CONTACT WAS ATTEMPTED WITH A&M, DAVEY TREE, AND HARRIS COUNTY WITH MIXED RESULTS.

WHILE WE ARE OFTEN REACTING TO PROBLEMS, WE ARE ALSO TRYING TO BE PROACTIVE AND DEAL WITH ISSUES BEFORE THEY BECOME A MORE COSTLY ISSUE. FUTURE PLANTINGS SHOULD BE WELL INFORMED, INCLUDING, CHOICE OF VARIETIES THAT TOLERATE WEATHER EXTREMES, DROUGHT, HEAT AND COLD. KNOWLEDGE OF HEIGHT AND WIDTH AT MATURITY, RECOMMENDED SPACING, SUNLIGHT REQUIREMENTS AND KNOWLEDGE OF NEGATIVE GROWTH HABITS SUCH AS CYPRESS KNEES OR VULNERABILITY TO PESTS IS NECESSARY. OVER-CROWDING OF TREES LIMITS ACCESS TO SUNLIGHT, MOISTURE, AND NUTRIENTS.

PROPER SPACING ALLOWS EASE OF MOWING AND AVOIDS MECHANICAL DAMAGE TO BASE OF TREES.

FAILURE OF GRASS BENEATH TREES IS DUE AS MUCH, OR MORE, TO WATER AS IT IS TO SUNLIGHT. BEST APPROACH IS TO INCREASE DISTANCE BETWEEN CANOPY AND GROUND BY PRUNING. THINNING OF CANOPY GROWTH WILL REGROW. SUCCESS OF GRASS IN OVERCROWDED AREAS OR LIMITED SPACE IS DIFFICULT OR UNLIKELY.

ADDING OF SOIL TO COVER SURFACE ROOTS IS A TEMPORARY SOLUTION. ROOTS NEED OXYGEN AND THEY WILL COME TO THE SURFACE. AVOID HEAVY FOOT TRAFFIC IN ROOT ZONE. IT WILL COMPACT SOIL AND INHIBIT WATER ABSORPTION.

WE SHOULD DO OUR BEST TO ELIMINATE THE NEED FOR FUTURE CORRECTIONS.

PB Court Reservation: ReserveMyCourt.com

PB Contact: League & Open Play (Norma L. Joe, NLindaJoe@gmail.com)

2026 Pickleball Calendar

- ▶ **2026 Pickleball Season Calendar**
- ▶ **January 1** New Year's Day Open Play
- ▶ **February 16** Presidents Day Round Robin
- ▶ **March** Spring League Play
- ▶ **April 3** Good Friday Round Robin
- ▶ **May 25** Memorial Day Open Play
- ▶ **July 4** Independence Day Open Play
- ▶ **September 7** Labor Day Open Play
- ▶ **Sept** Fall League Play
- ▶ **November** Round Robin



COMMITTEE UPDATES: Scott Hwang replacing Dennis Hendon

EQUIPMENT PURCHASES: 4 nets, 2 net frames, 1 squeegee