

**Association of Green Trails Phase II Homeowners, Inc.  
Minutes of Board of Directors  
Meeting on May 14, 2026**

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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, May 14, 2026 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams.

**CONFIRM QUORUM:** Kim Franklin, Jim Haylett, Dennis Hendon, Dennis Hetu and Keith George were in attendance.

**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 6:30 pm.

**EXECUTIVE SESSION SUMMARY**

- Account Receivables report dated May 13, 2026 was reviewed.
- Deed restriction report dated May 7, 2026 was reviewed.
- The Board met with the owner of Account #1370601024 to discuss the denied fence application.
- The owner of Account #137P1102013 did not attend the meeting.

**OPEN SESSION**

Open Session was initiated at 6:30 pm with 5 committee leads in attendance, no homeowners, and no residents online.

**FINANCIALS**

The April 30, 2026 financials were presented to the Board. As of April 30, 2026, there was a total cash balance of \$1,551,529.28 in the Operating Account, the Contingency Account had a balance of \$214,292.12, Capital Reserve Account had a balance of \$719,840.21, Forest Capital Reserve Account had a balance of \$308,981.90, Enclave Capital Reserve Account had a balance of \$142,494.67. Assessment receivables totaled \$94,488.24 and Other receivables totaled \$232,585.21.

The Board approved amending the 2026 budget to include the request for \$7,300.00 from the Parks Committee for splash pad painting and maintenance.

**HOMEOWNER OPEN FORUM**

No homeowners in attendance.

**APPROVAL OF MINUTES**

The Board was presented with the minutes from the March 12, 2026 and the April 9, 2026 meeting. After discussion and review a motion was made, seconded and carried to approve the minutes as presented.

**COMMITTEE REPORTS**

- **ARC-** No report submitted.
- **Community Events** – No report submitted.
- **Communications** – The Board discussed adding an article from Leslie Brionnes' office to the Association's website
- **Enclave** – No report submitted.

- **First Impressions** – See attached report.
- **Forest** – See attached report.
- **Landscape** – Kathy Burleson advised she is waiting on quotes to repair the non-working irrigation around Park Cypress pond.
- **Parks** – See attached report. The Board discussed the proposed email blast to residents and Dennis Hendon will draft an email and send it to the Board for review. The Board also discussed a drinking fountain that is leaking, Ms. Esteban advised Peter Olyniec that A-Beautiful Pools might be able to service the drinking fountain in the parks.
- **Patrol** - No report submitted.
- **Pickleball** – See attached report.
- **Pools/Swim Team** – No report submitted.
- **Tennis** – See attached report.

**BUSINESS**

**Vote on Homeowner Hearing Account #1370601024** – The Board met with the owner and discussed the denied fence application. After discussion and review the Board voted to uphold the ARC Committee’s denial of the fence application but to allow the owner 9 months to apply for and bring the fence into compliance with the deed restrictions.

**NEXT MEETING**

The next Board meeting will be June 11, 2026.

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

  
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Signature of Officer

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

DATE: Thursday, May 14, 2026  
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 293 259 954 182 39 Passcode AC3jo2ac  
**Or call in (audio only)** (346) 352-9753  
Phone Conference ID: 107 009 040#

**AGENDA**

**EXECUTIVE SESSION**

**6:00 PM**

1. Establish Quorum & Call Meeting to Order
2. Homeowner Hearings
  - a. Account #1370601024 Fence Replacement
  - b. Account #137P1102013 Deed Restriction
3. 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. Financials
  - a. Amend 2026 Budget – Splash Pad Repairs & Maintenance
4. Homeowner Open Forum – *Please note each guest will have 3 minutes max*
5. Approval of Minutes
6. Committee Reports
7. New Business
  - a. Contracts and Proposals
  - b. Review Pending Action Items
  - c. Announcement of Any Decisions Made Between Board Meetings
  - d. Vote on Homeowner Hearings
  - e. Other Business as May Come Before the Board
8. Schedule Next Meeting
9. Adjournment

## First Impressions Committee Report May 2026

The Fry, Greenhouse, & Barker Cypress intersection landscaping is on a good start this Spring.

Fry - It's been a year since the upgrade plantings to Red Yucca were installed and they are all growing well. You can see the red buds from the yucca appearing and swaying. The planters have been all replanted for the Spring as well and looks great. Will look even better in a few weeks.

Greenhouse - This area has had the 2026 upgrades installed and the yucca is smaller but look great. There is a couple dead hollies at the foot of the intersection, but these will be replaced. The planters had the lemon cypress damaged last Fall, but have been replaced along with the Spring planting. Looks great.

Barker Cypress - This area is good, but the dwarf roses were removed since they were dead. The upgrade to yucca is scheduled for Spring 2027. We will monitor this area to determine if there is an opportunity to install some Summer plants in the place of roses.

We are on budget for 2026 and all looks good.







## Forest Committee Report May 2026

Landscaping refresh for the cul de sacs has been approved. Work should occur in May. The east wall at the entrance has drainage issues being monitored by the landscape company. Once that is understood, the sunshine ligustrum will be planted to match the western wall.

## Parks Committee Report – May 2026

### **TETHERBALL PROPERTY DAMAGE** *(Reporting this subject has two purposes)*

1. FYI to the Board
2. Request for resident "email" blast

Some residents are releasing their pet dogs to lunge and bite at an unoccupied tetherball creating punctures to the ball from the dog's teeth. This action has been going on intermittently at two parks --- Crescent Green and Desert Ivy.

Over the past 10 months, 3 balls have been destroyed. When I replaced the irreparable ball, I have also placed a temporary sign warning that "Destroying Public Property is a Crime... No Dogs allowed on Tetherball."

Beside the temporary sign, I request that an email blast be sent to all residents alerting them of this misuse.

*(See separate "blast" email proposal)*



## **PLAYGROUND TREE ROOT REMOVAL**

Protruding pine tree roots **continue** to be removed from the "fall zone" underneath playground equipment. (The last time this was done was 14 months ago.) The pictures below show protruding roots at Desert Ivy and Park Cypress.

Approximately 2 inches of "Kiddie Kusion wood chips" are planned to be added to these two parks in the next 2 months.



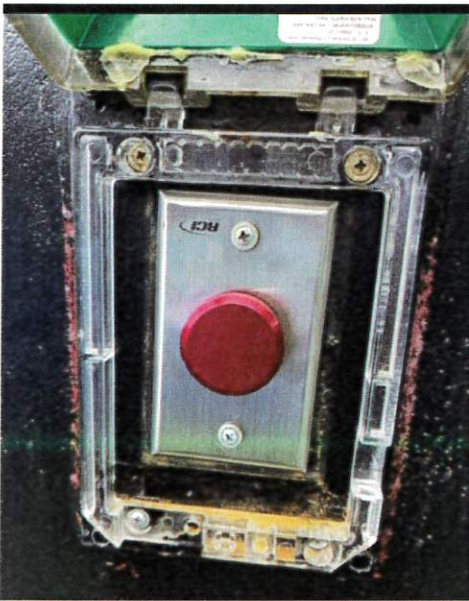


# May 12 Board Meeting – Pickleball Committee Report

## Main Gate Lock & Exit Button

- Thanks to Bob Kunzi for replacement of exit button and cover.
- Skipped adjustments (adding silicone stop/shim with adhesive that can keep magnet in place) since exit button and cover replacement seems to have addressed the problem. We will keep an eye on it. For now, all is good.

Exit button replacement



Exit Cover Replacement



Court Entrance Door – Magnet on door shifting down

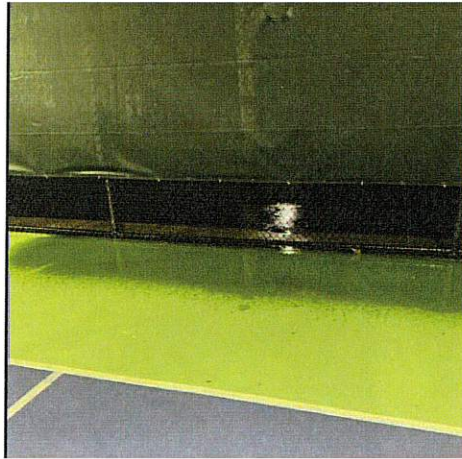


Magnet on court frame



## Cypress Court Sprinkler Schedule`

- Status: Thanks to Kathy Burleson who has contacted Landscapers for adjustment.
- Requested sprinklers start time move from 10PM to 11:30 PM.
- Adjustment allows all players to exit before irrigation begins.
- Additionally, a consistent 11:30 PM start time eliminates seasonal adjustments related to daylight saving time.



## Adjusting Mosquito Spraying Schedule

Status: Pending feedback of schedule

- Reported the concern to HOA board members and Heather on April 10<sup>th</sup>.
- Concern regarding a spray truck conducting applications around the courts and neighborhood in the evening about 9:00 PM. This timing puts residents who are still outdoors in direct contact with the spray.
- To ensure the safety of our residents, we request that mosquito spraying not occur before 10:30 PM.

**May Holiday Open Play:** On schedule to take place Monday, May 25th

## Pool Report May 2026

1. The Harris County Inspector was out to inspect our pools last month with APB in attendance. We did not pass inspection for Gerri Ayers as deficiencies within the fencing were found to be out of code. APB facilitated getting repairs completed at a cost of \$3163 and the pools then passed inspection. No issues were found with the pool itself or the pool equipment but rather items noted related to limiting access to the pool by the public. Adding vertical rails and some mesh screening was installed.
2. Swim season has started and our team has over 200 swimmers this year. They are currently practicing in the afternoon and will switch to morning practices once school is out.

## Tennis Committee May 2026

1. Bob Kunzi has requested cost estimate for ant treatment around the perimeter of the courts at both GA and PC. Treatment has 1 year warranty, which includes return treatments for active mounds. Minimum cost per court - \$225.
2. 4th annual Jump Start to Tennis was held on May 9th, at the GA courts. There were 40 participants (47 registered) spread over 2 sessions. 1st session was for 5-9 year olds and 2nd session for 10-12 year olds. 2 local teaching pros were there ,along with volunteers and parents helping out. Snow cones were provided by Kona Ice.

### 1. Comments from parents/grandparents on the event"

- Thank you SO much for organizing this event!! My kids loved it!! 🎾
- Great event! Thank you all for organizing it!
- Kids loved it! Thanks
- My grand children had a wonderful time thank you