

Association of Green Trails Phase II Homeowners, Inc.
Minutes of Board of Directors
Meeting on July 10, 2025

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, July 10, 2025 at 6:00 P.M. at 17171 Park Row, Suite 310, Houston, TX 77084 and via Microsoft Teams

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

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 6:40 pm.

EXECUTIVE SESSION SUMMARY

- Collection status report dated July 9, 2025 was reviewed.
- Deed restriction report July 3, 2025 was reviewed.

OPEN SESSION

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

FINANCIALS

The June 30, 2025 financials were presented to the Board. As of June 30, 2025, there was a total cash balance of \$1,224,796.76 in the Operating Account, the Contingency Account had a balance of \$180,913.18, Capital Reserve Account had a balance of \$601,619.71, Forest Capital Reserve Account had a balance of \$286,949.69, Enclave Capital Reserve Account had a balance of 129,227.60. Assessment receivables totaled \$38,452.19 and Other receivables totaled \$95,850.06.

HOMEOWNER OPEN FORUM

None

COMMITTEE REPORTS

Community Events – See attached report.

Communications – No report

Enclave – No report

First Impressions –No report

Forest – No report

Landscape – No report

Parks – See attached report.

Pickleball – See attached report.

Pools – See attached report.

Swim Team – See attached report.

Tennis – See attached report.

NEW BUSINESS

The Board reviewed the Non-Resident Amenity Usage policy and will review again next month.

In the August meeting the board will review the upcoming contract renewal in preparation for budget season. Jim Haylett will also send the committee leads a budget request form in August.

Action Item List

The action item list was reviewed.

NEXT MEETING

The next Board meeting is currently scheduled for Thursday, August 14, 2025 at 6:00 P.M.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:12pm

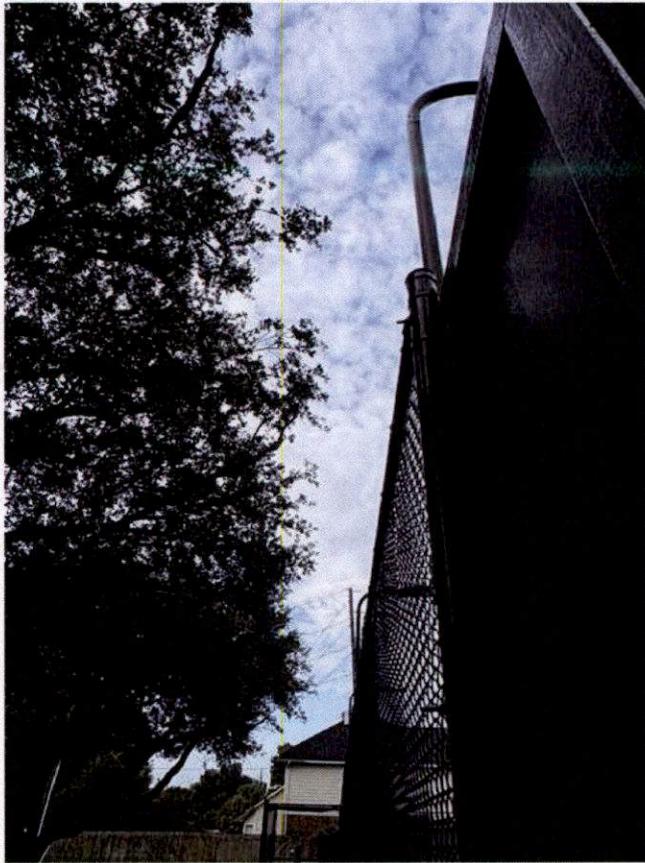
Kelly S. OBrien
Signature of Officer

Parks and Playgrounds:

Maintenance continued to be performed on the park's equipment:

- “spot” painted the swinging bench at Desert Ivy
- repaired a broken trashcan at Crescent Green
- replaced a trashcan at Gerri Ayers
- reinstalled the large rubber mats under the swings at Park Cypress
- The Splash Pad at Desert Ivy was repaired by a contractor

Trees in the drainage right-of-way along Park Cypress Park were trimmed by Longhorn MUD.



Swim Team

We wrapped up an awesome 2025 season at the end of June. We had 171 swimmers ages 4-18 this year. 4 of our 17&18 year old, resident swimmers worked as coaches this season led by our Head Coach, Stacey Van Horn. 4/7 board members are rolling off the board and we have an awesome group taking on the roles next year. Simona Leiceaga will be taking Over the HOA Liaison role.

Community Events

The annual 4th of July parade and pool party were a success! Many thanks to the volunteers who made it happen, especially Chris and Melissa Yeroyannis and Simona Leiceaga.

Water Fitness is ongoing on Saturday mornings. We consistently have about 28 residents in attendance.

The next event is the Dive In Movie on August 23. We are currently looking for help organizing the event, it requires very little work!

Pool

Pools are operating smoothly!

For the tennis committee :

1. New backboard (replacing the one removed during fencing project) at Park Cypress completed on June 26. See attached pictures.
2. Exit button at Park Cypress is scheduled to be remounted on Friday, July 11. Mounting will be on a steel plate.
3. Reported by Bob Kunzi - There were fireworks residue deposits on GA courts. Not sure if fireworks were landing on courts or being ignited on them. Hopefully the hard rain today washed them away. This is not the 1st time. Possible for HOA to put up "No Fireworks" signage at Parks, Parking Lots and Courts before, during and after the 4th and NYE and/or ask that Constables to be visible at those locations?
4. Reported by Bob Kunzi - the drain near handicap parking at GA was plugged below surface grate. This has been reported to Heather. I don't know if anything has been done to date.







July Board Meeting – Pickleball Committee Report

- July 4th Open Play, we had 24 players.



- Our next event will be September 1st Holiday Open Play.
- League play should start up in September, with registration in August.
- Emailed high resolution file for Green Trails banner to Heather and board members. Listed below is a view of our banner:

