



**WE ARE GLAD YOU ARE HERE!**





**STONEBRIDGE RANCH  
COMMUNITY ASSOCIATION, INC.**

**2023 Annual Meeting**

# Welcome by Board



**Jon Dell'Antonia** President

**Amanda Batson** Vice President

**Norm Counts** Treasurer/Secretary

**James Buerkle** Director

**Joe Closs** Director

**Jim Norton** Director

**Kristen Vartian** Director



# Order of Business



- **Call to Order & Establish a Quorum.**
- **Proof of Notice of Meeting.**
- **Approval of March 17, 2022, Annual Meeting Minutes.**
- **Introduction of Candidates.**

 GrandManors **Management Team**

**Brian Matt** Executive Director

**Lee-Yen Elliott** Executive Administrator

**Jane Lopez** Account Coordinator

**Janine Lyons** Administrative Assistant

**Pamela Perry** Resident Services Coordinator

**Lucy Duray** Financial Manager

**Connie Baxter** Lifestyle Director

**Susan Spoonemore** Communications Director

**Eric Adams** Compliance & ARC Director

**Amy McAllister** Modification Coordinator

**Gina Alfaro** Inspector

**Amy Dearden** Inspector

**Robin Kuhar** Inspector

**John Shapiro** Inspector

**Eric Ortega** Maintenance Supervisor

**Alastair Doherty** Maintenance Tech

**Genri Barrientos** Maintenance Porter

**Guillermo Barrientos** Maintenance Porter

**Micah Reed** Pool Maintenance Tech

# Role of the Board of Directors



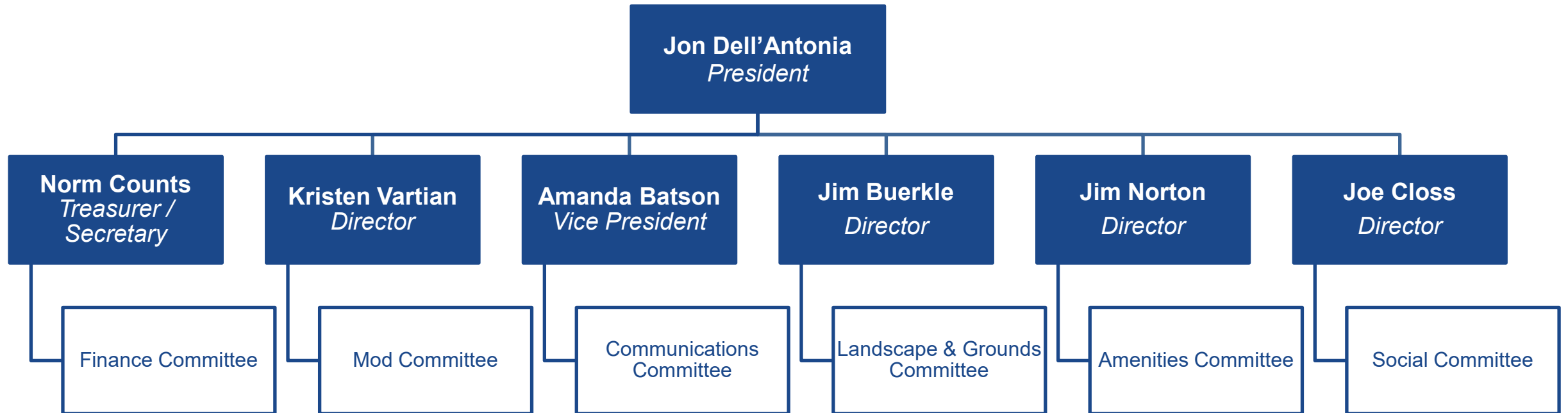
- **Protecting homeowner values.**
- **Supervision of association business.**
  - Contracts, insurance, AR and AP, financial management, collections
- **Governance of association.**
  - Developing policy to manage association & daily operations
- **Fostering community.**
  - Oversight of facilities & activities to promote member interaction

# Election of Directors



- **Introduction of Candidates.**
  - Norm Counts
  - Kristen Vartian

# Board Organization







# Board of Directors Report

# 2022 Highlights



- **Signed new management contract with GrandManors to manage our on-site operations replacing CMA, effective Jan 1, 2022.**
- **Reviewed and revised the Strategic Plan.**
- **Completed a significant upgrade to our Irrigation System.**
- **Implemented a Leasing Registration Policy.**

# 2022 Highlights



- **9461** homes in Stonebridge Ranch.
- Dredged Quail Creek.
- Engaged our own lobbyist.
- Contracted with ACTIVE.Net.
- Active involvement with TxDOT on the **US 380 Bypass Project.**



# TxDOT 380 Bypass Project

Route A is the one that impacts Stonebridge, Route B is our choice.



# TxDOT 380 Bypass Project

Route A is TxDOT's preferred route

Figure 2-10: Blue Alternative

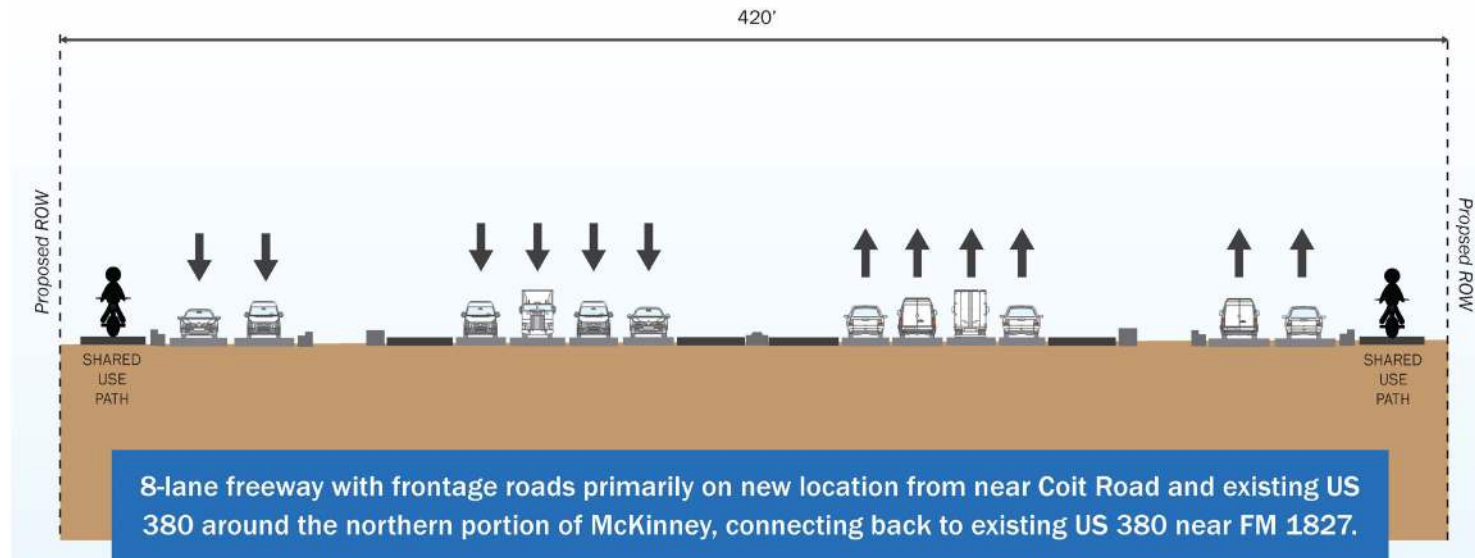


# TxDOT 380 Bypass Project

The expansion of 380 is planned to be taken from North side of existing 380.



## 8-LANE TYPICAL SECTION



*\*Right-of-way widths may vary in some locations, ranging from 330 feet to 1,582 feet. Widths are subject to change.*

# TxDOT 380 Bypass Project

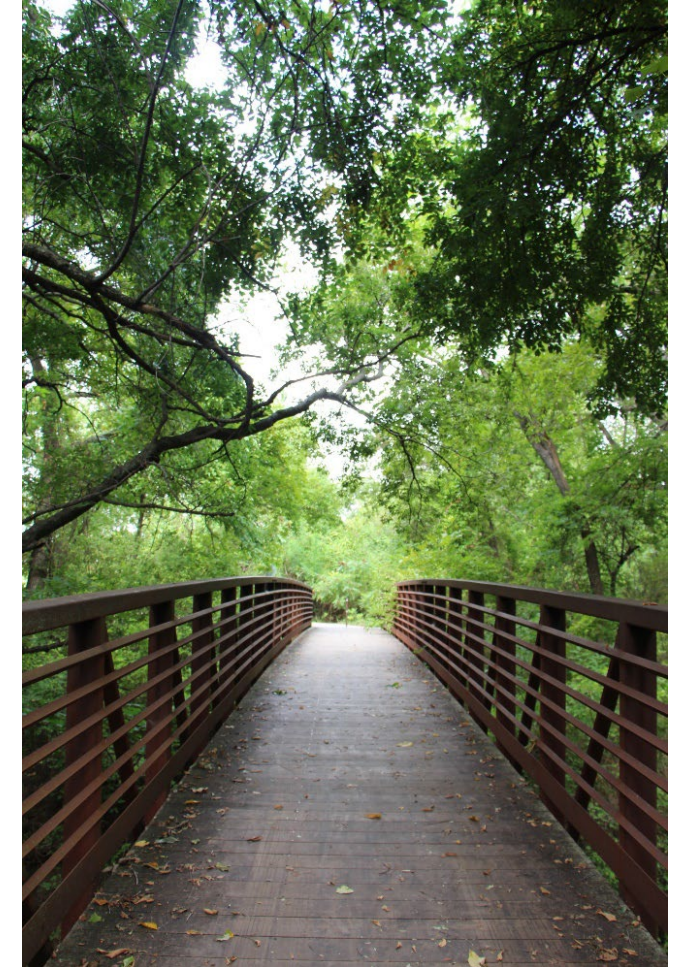
Note that all businesses on the North side of 380 are eliminated.

Insert Flyover Video

# 2022 Highlights



- We replaced one **landscape vendor** beginning Jan 1, 2022.
- We continue to have a **strong financial** position.
- We have 4 lane **boulevards** on main thoroughfares where we maintain the medians.





# 2022 Highlights



- **Installed a Lakes Trail system with signage throughout Stonebridge.**
- **Removed and replaced trees and shrubs destroyed in the February 2021 “snowmeggadon”.**
- **Revised policies required concerning modifications and bid policies resulting from the Legislature passing SB 1588 effective Sept. 1, 2021, so we would be in compliance.**



# 2022 Highlights



- Reviewed all guidelines and policies.
- Met with West Grove project developer to review plans for Custer Road and 380 construction project planned for early 2023 to discuss our recommendations and concerns.



# 2022 Highlights



- How do the Stonebridge Ranch annual assessments **compare to those of other large associations in our area...?**



Annual Dues	Association
\$2848	Heritage Ranch
\$1932	Mustang Lakes
\$1764	Windsong Ranch
\$1760	Tucker Hill
\$1488	Trinity Falls
\$1180	Mallard Lakes
<b>\$908</b>	<b>Stonebridge Ranch</b>
\$750	Auburn Hills

# Strategic Plan



- **Vision Statement.**

- To be the premier, large scale, master planned community of choice in North Texas.

- **Mission Statement.**

- Preserve and enhance the quality and natural beauty of Stonebridge Ranch for our residents. Offer and maintain attractive amenities, active lifestyle opportunities and leadership which protects property values and the financial health of the community.



# Strategic Plan 2022



- **Updated, reviewed and approved the Strategic Plan.**
  1. Transition to New Management Team.
  2. Communication Action Plan.
  3. Financial and Operational Health of the Association.
  4. Project Management.



# Strategic Plan 2022



5. Water Conservation Plan.
6. Governmental Issues.
7. Modification Committee Workload.
8. Board and Committee Development.
9. SWOT analysis.
10. Next 3-5 Years.





# Committee Reports



# Finance Committee



# Members



**George Warman** Chair

**Jennifer Booker** Secretary

**Daniel Bentley**

**Chuck Hoffman**

**Bill Marley**

**Marty Martin**

**Jim McClain**

**Board Liaison**

**Norm Counts**

 **Financial Manager**

**Lucy Duray**



# Scope of Responsibilities



- **2023 Operational Budget** review and multi-year cash flow forecast.
- Validate long-term **portfolio adjustments** suggested by Financial Advisor.
- Special projects **as assigned** by the Board.



# Strategic Plan



- **Ensure ongoing financial health of SRCA by:**
  - Testing association funding against current and future needs.
  - Evaluating current and future revenue streams.



# Treasurer's Report: 2022 Revenue



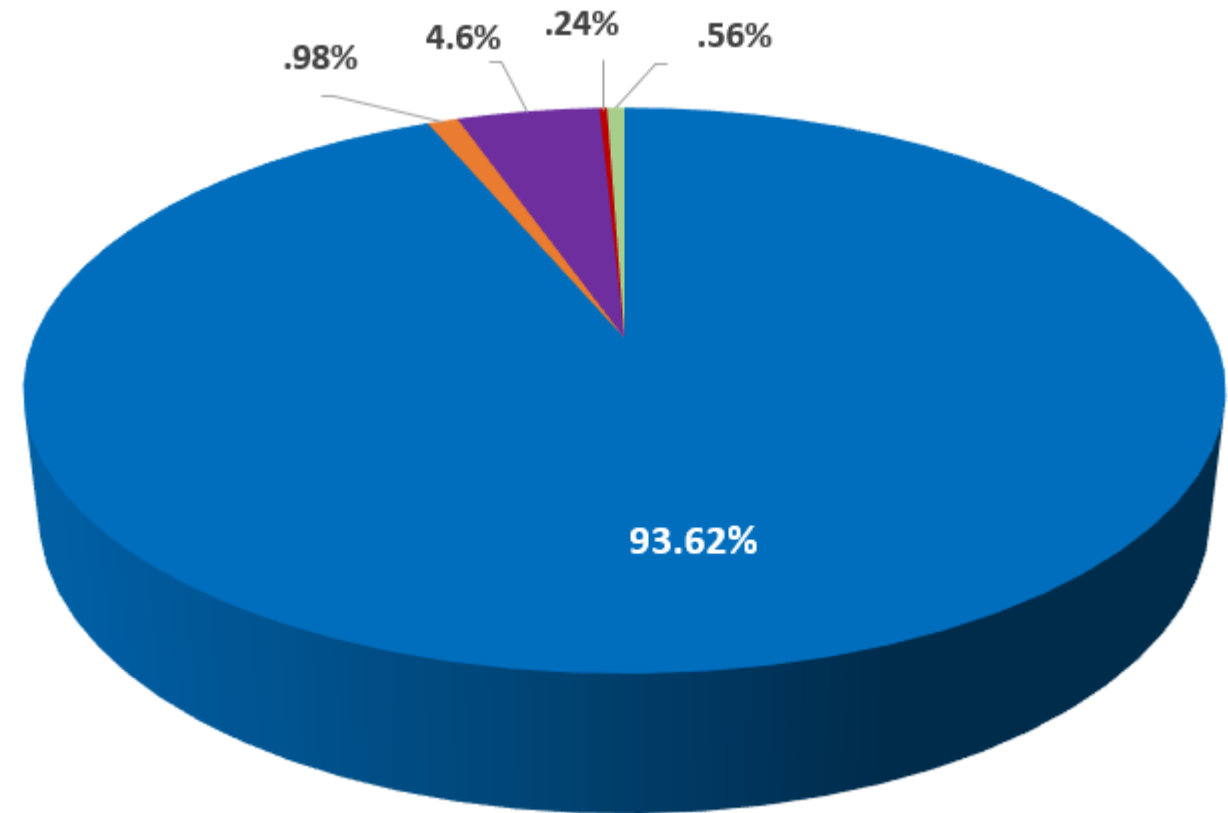
■ Total Assessment Revenues \$8,195,489.27 (218K)

■ Total Working Capital/Member Fees \$85,942.58 (-37K)

■ Total Other Income \$402,862.36 (177K)

■ Total Activities Income \$21,106 (3.8K)

■ Total Amenities Income \$48,963 (3K)



# 2022 Operating Expenses



## \$5,642K L&G MAINTENANCE

- Landscape & Tree Trimming
- Irrigation
- Lakes, Ponds and Fountains
- Repair and Replacement

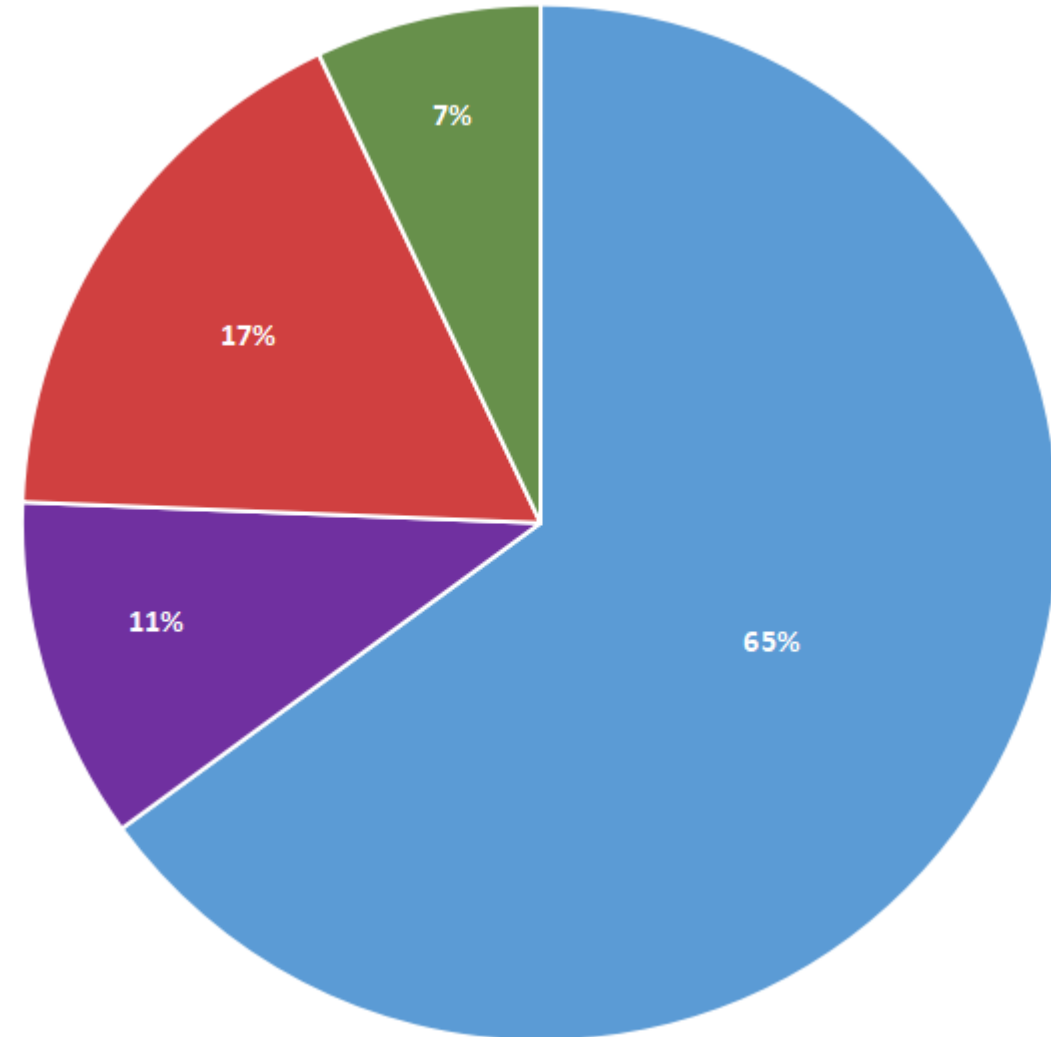
## \$927K OPERATIONS

- Pool and Pavilion/Sports Courts
- Aquatic Center
- Community Events

## \$1,505K MANAGEMENT FEES

## \$611K PROFESSIONAL FEES

- Insurance
- Legal Services/Consulting
- Courtesy Patrol



# Investment Policy Summary



- **Capital Reserves Investment Account.**

- **Objective**

- CPI + 2.5% Return

- **Asset Mix**

- 35% Bonds / 65% Stocks

- **Investments**

- No leverage, higher quality bonds, indexed equities

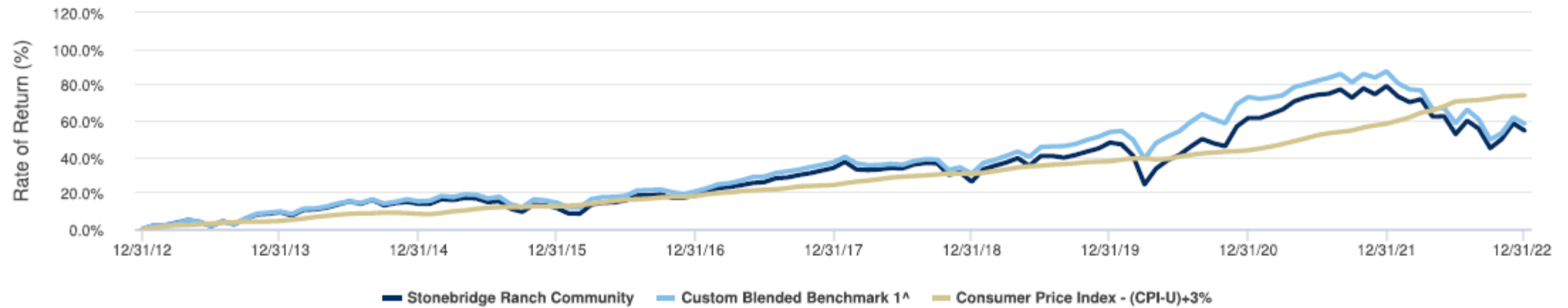


# Investment Report



## Performance Analysis Summary

Time-Weighted (Net of Fees)



# Performance Report



## Capital Reserves Investment Account

	1/1/22 - 12/31/2022	5/31/04 - 12/31/2022 Since Inception
<b>Beginning Value</b>	<b>\$8,622,894</b>	<b>\$0</b>
<b>Net Contributions</b>	<b>-\$760,000</b>	<b>\$2,524,347</b>
<b>Capital Gains</b>	<b>-\$1,311,424</b>	<b>\$ 2,105,352</b>
<b>Interest &amp; Dividends</b>	<b>\$193,192</b>	<b>\$ 2,447,539</b>
<b>Management Fees</b>	<b>-\$24,443</b>	<b>-\$356,280</b>
<b>Ending Balance</b>	<b>\$6,720,958</b>	<b>\$6,720,958</b>





# Modifications Committee

# Members



**Barry Kleckner** Chair

**Phil Bowen** Co-Chair

**Neelam Kacker**

**Michael Warner**

Your Name Here?

## **Board Liaison**

Kristen Vartian

## **Architect Consultant**

Wally Anderson



**Compliance and ARC  
Director**

Eric Adams

# Committee Overview



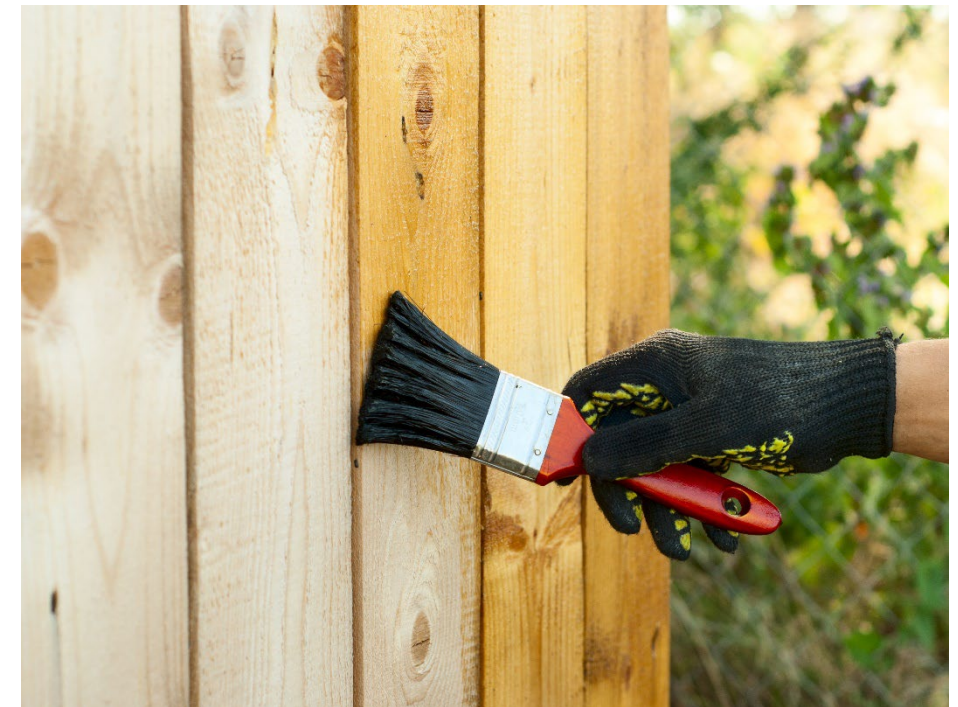
- **Compliance support.**
  - Assures Modification Applications meet village and master *SRCA Modification Design Guidelines*
- **Knowledge and review.**
  - To review applications, the Committee references over 80 pages of association guidelines and thousands of pages of sub-association guidelines



# Committee Overview



- **Time commitment.**
  - Each volunteer spends an average of **10 hours/week** reviewing applications
  - Applications reviewed electronically (database form)
  - The committee meets monthly



# 2022 Accomplishments



- Updated the format of the Modification Design Guidelines to be **more community and reader-friendly** while still being specific with identifying pictures that are common in the building industry.
- Created new **more detailed submittal forms** to ensure homeowners provide all necessary information to process their modification application and avoid unnecessary delays.



# 2022 Accomplishments



- **Committee reviewed / voted on 1,160 applications.**
  - Included modifications and new construction
- **Information on the modifications process, and application forms can be found at [www.stonebridgeranch.com](http://www.stonebridgeranch.com) under the HOME IMPROVEMENTS tab.**
- **Paper applications:**
  - Mail or deliver to 6201 Virginia Pkwy or email to [STONEB@ciramail.com](mailto:STONEB@ciramail.com)



# Board Appeals

# Overview



- **Board of Directors Appeals Meeting.**
- **Provides forum for two groups:**
  - Homeowner appeals for modification requests
  - Homeowner appeals for violation
- **Meets monthly, typically the Thursday before the Board of Directors Meeting.**



# Overview



- Provides **after-hours** opportunity for homeowners wanting to attend their Board Appeal.
- Reviews all **time extension requests** for modification requests and violation corrections.
- Reviews all violations that are at a **Board-directed** fine level.



# Landscape & Grounds Committee

# Members



**Mary Patrick** Chairperson

**Linda Rawlings** Secretary

**Gary Lauman** Hardscape Chair

**Lucinda Peoples**

**Jim Moore** Alternate

Your Name Here?

## Board Liaison

Jim Buerkle

 **L&G Manager**

## Landscape Inspector

Ed Jensen, OLM, Inc.

## Irrigation Consultant

Amanda Griffith, SOS Inc.

# Strategic Purpose



- **To preserve and enhance the beauty of Stonebridge Ranch.**
- **Reduce Costs**
  - **City Forecasts Water Rates will Increase 10% per yr over next 10 yrs**
  - **SRCA is 2<sup>nd</sup> Largest Consumer of Water in McKinney**
  - **Exploring Other Areas with Potential Savings**



# Water Conservation



- Irrigation Water is the Largest Operating Expense
- Budget 2015 \$1.7 Million → \$1.489 Million in 2021
- 2022 \$1,501,571 Irrigation Water (~\$158.73 Per Door)
  - **Budget for 2023 = \$ 1,326,728.85 (City Increase 9%)**
    - Result of 2022 Pressure Regulated Sprayer project where SRCA upgraded irrigation heads in Zones of Top 47 Meters (top 50% \$ water)
    - Changed Inspection SOW, Focus on Top 10 Meters/Area



# Preserve & Enhance Beauty



- **Major Projects in 2022**
  - Repaired Extensive Tree Damage from '21 Freeze
  - **Tree trimming** in common areas & medians
  - **Drainage Renovation & Erosion Repair**
- **Exploring Programs Lowering Cost of Color**
  - Perennials with Color Border (150-200 Color Beds)
  - Potential to Lower Cost of Spring and Fall Color & Irrigation



# Amenities Committee

# Members



**Lisa Porter** Chair

**Nathan de Guia** Vice-Chair

**Deanna Herges** Secretary

**Tom Fredricks**

**David Morgan**

**Jim Terilli**

**David Vartian** Alternate

Your Name Here?

## Board Liaison

Jim Norton



## Maintenance Supervisor

Eric Ortega





# Strategic Goal



- **Create a long-term Amenities Master Plan that directly supports the vision of the association to be the premier, large scale, master planned community of choice in North Texas**
  - Developed an annual Business Plan to support achieving the Strategic Goal



# SRCA Premier Amenities



- **2 Pools: Beach Club and Aquatic Center**
- **Community Room**
- **Tennis and Pickleball Courts**
- **Stonebridge Plaza**
  - Playground, Splash Pad, and Covered Pavilion with Picnic Tables



# SRCA Premier Amenities



- **14 Pocket Parks with Playgrounds**
- **Ponds and Lakes**
  - 24 Bodies of Water
  - 14 Fountains
  - Catch and Release Fishing at 4 Lakes
  - 4 Dams
  - 3 Ponds Fed by Wells
- **Common Areas**
  - 500 Acres of Preserved Open Space



# New for 2023: Barcode ID Cards



- **December 2022: Board Approved ACTIVENet**

- New facilities, activities, and membership management system.
- Allows expedited check in at pools and events.
- Facilitates online registration for activities.
- Accepts credit/debit card payments.
- Stay tuned for information regarding new ACTIVENet ID Cards issuance, including renewal of one Complimentary Guest Pass per household.



# Common Areas Inventory Report



- Completed **monthly inspections** of all playgrounds, gazebos, buildings, ponds, trash receptacles & benches.
- Inspected **lakes and ponds** with a report card as to health and needs of each.
- Added several **trash cans** and **park benches** to areas of need.





# Communications Committee

# Members



Chuck Collins  
Maureen Dudley  
Thomas Harju  
Sally Huggins  
Maneesh Moota  
Allison Pitts  
Debbie Wells



**Board Liaison**  
Amanda Batson



**Communications Director**  
Susan Spoonemore

# Six Channels



1. Stonebridge Ranch News magazine
2. SRCA E-News Blasts
3. SRCA Website [www.stonebridgeranch.com](http://www.stonebridgeranch.com)
4. Official SRCA Facebook Group (public)
5. CiraNet Owner/Resident Portal  
[www.ciranet.com/ResidentPortal](http://www.ciranet.com/ResidentPortal)  
CiraMobile
6. Broadcast Texts





# SR News Magazine



*Keep in the know!*

YOUR DIGITAL ISSUE IS NOW AVAILABLE

**APRIL 2023**

Check out the latest issue of **Stonebridge Ranch News** online at [www.StonebridgeRanch.com](http://www.StonebridgeRanch.com). Highlights of the April issue include:

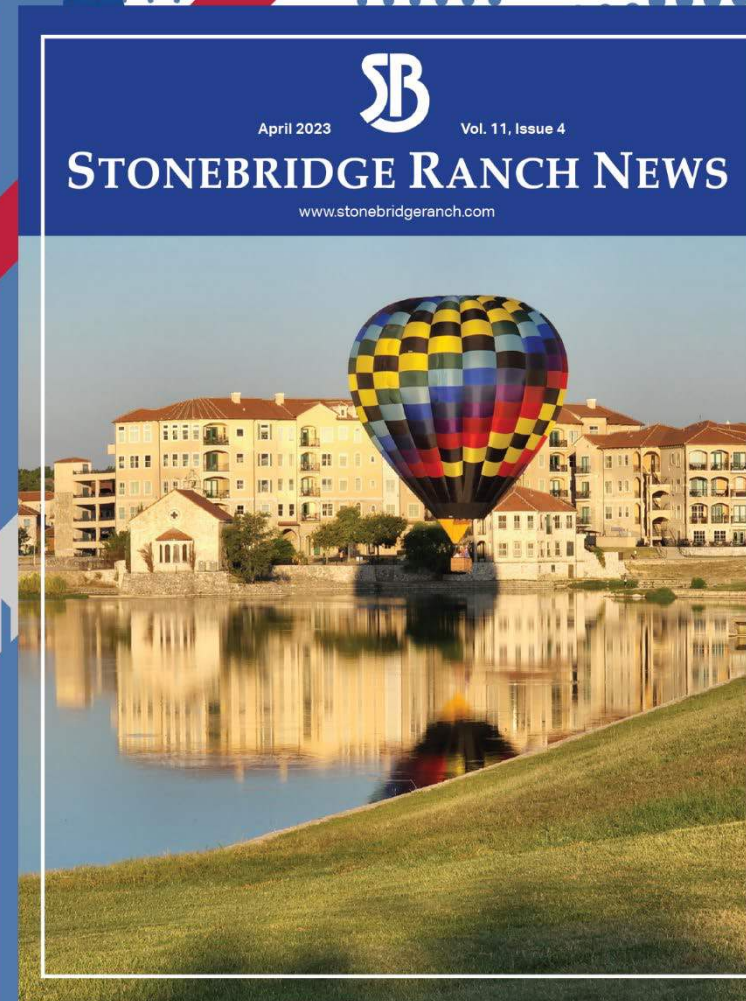
- ACTIVENet Membership Management System Info
- Summer Amenities Information & Schedules
- Calendar of April Events and Meetings
- Hot Tub and Spa Guidelines
- 2023 Select Academy Summer Camps
- President's Message
- HOA Dues at Work - Amenities



Maintenance

• Social Scene

• Upcoming May Events



# SR News Magazine



**Stonebridge Ranch  
Community Association**  
6201 Virginia Parkway  
McKinney, TX 75071

**MAILING  
INDICIA  
WILL BE  
HERE**



*Jensen*  
**ORTHODONTIC ARTS**

*Where Art, Science,  
and Expertise  
Come Together*

*Smiles and photos by Dr. Jensen!*



Dr. Douglas Jensen is one of 15 orthodontists in the USA that are dual specialized in both **Orthodontics and Prosthodontics** (a specialist in complex dentistry), so he understands your smile, your bite, your missing teeth, and your TMJ's like no other specialist in this area. **And**, he's near you—at Custer and Stonebridge in McKinney. Why not take advantage of this?

**For your FREE evaluation you'll get:**

- **The honest** low-down on what's ailing your smile, with options to treat it
- **A sincere** approach that will make you feel at home in our practice
- **Respect** for your time

**Then, with appropriate treatment, you can expect:**

- **Expert** attention to detail by the doctor himself—a **true craftsman** in Orthodontics
- **A KNOCK-OUT SMILE** that just won't quit!



***Come see why so many refer their family and friends to Jensen Orthodontic Arts***

Research us at [JensenOrthodonticArts.com](http://JensenOrthodonticArts.com)

Call us at: (214) 842-8106

# SR News Magazine & More



[WHO WE ARE](#)

[OUR WAY OF LIFE](#)

[HOME IMPROVEMENTS](#)

[NEWS](#)

[CONTACT US](#)



[HOMEOWNER ACCOUNT LOGIN](#)



## STONEBRIDGE RANCH

Residents have been coming home to Stonebridge Ranch for over thirty years. We believe in treasuring our past, supporting a premier and neighborly lifestyle today, and actively investing in our future together. We're a visionary planned community where you can put down your own roots.

# E-Blasts - Stay Connected



## Stonebridge Ranch Community Association

6201 Virginia Parkway  
McKinney, TX 75071  
(214) 733-5800  
STONEB@Ciramail.com

## Most Popular

- [Account Login](#)
- [Governing Documents](#)
- [Modification Application](#)
- [What is the SRCA?](#)
- [Who to Call](#)
- [Submit a Question](#)

## Stay Connected

The SRCA provides bi-weekly email blasts to help residents stay informed about their community. Sign up to receive updates about Association operations, guidelines, upcoming events, and more.

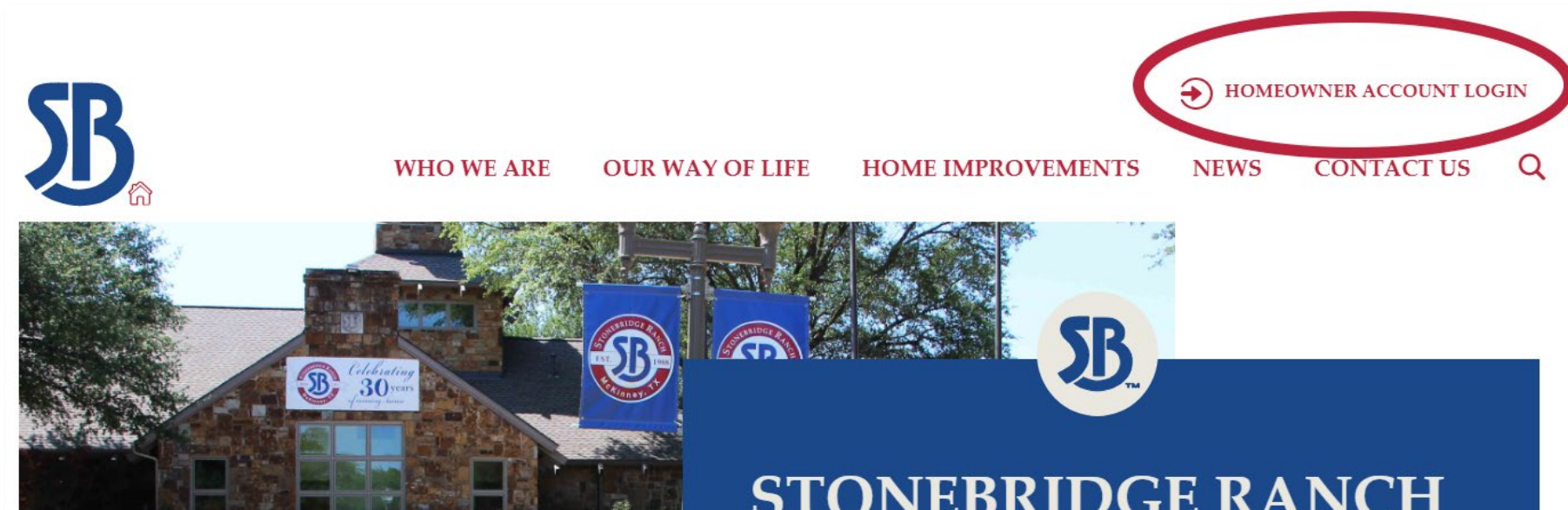


*All rights reserved, Copyright© 2021*

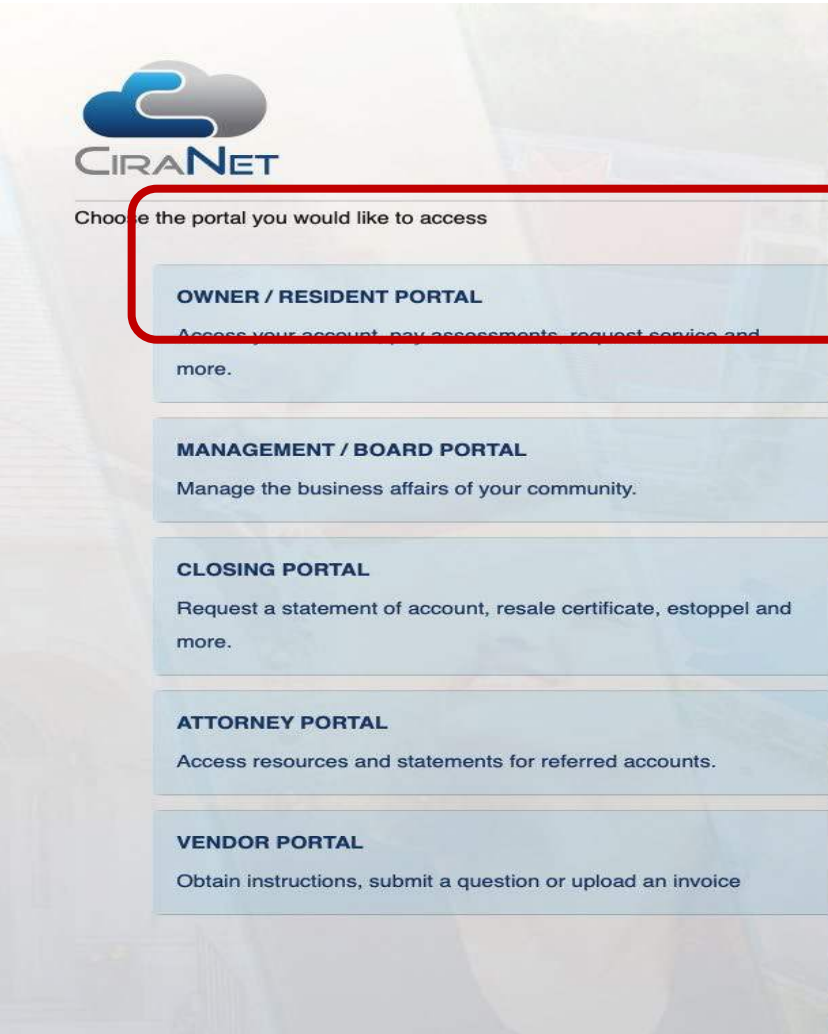
# Owner/Resident Portal



- [www.stonebridgeranch.com](http://www.stonebridgeranch.com)
  - CiraNet.com
- Keep your contact info up to date
- Private account functions



# Owner/Resident Portal



Review Announcements  
Check Balances  
Make Payments  
Review Compliance Items  
Contact Staff



# 2023 Strategic Goals



## Communications

- **Expand channel use**
- **Transition news magazine to new format**
- **Develop video strategy**



# Questions?



- **E-mail [STONEB@ciramail.com](mailto:STONEB@ciramail.com)**
- **Call 214.733.5800**
- **Use online form at [www.stonebridgeranch.com/submit-a-question/](http://www.stonebridgeranch.com/submit-a-question/)**
- **Visit in-person with SRCA staff**
  - M-F, 8:30 AM to 5:00 PM, 6201 Virginia Parkway







# Social Committee

# Members



**Bill Arnold** Chair

Priscilla Wertenberger Secretary

Ben DeVries

Barbara Geiger

Richard Jernigan

Bob Seal

Bruce Singer

Your Name Here?

**Board Liaison**

Joe Closs



**Lifestyle Director**

Connie Baxter



# 2022 Social Events



- Faced with the challenge of a burn ban on Stonebridge Ranch Day, we pivoted and provided a drone show for the event.



# SRCA Signature Experiences



- Marshmallow & Hot Dog Roast
- Kite and Chalk Art Festival
- Meet the Easter Bunny
- Live Music Performances
- Cardboard Boat Races
- Stonebridge Ranch Day
- Halloween Spooktacular
- Tag A Truck
- Holiday Tree Lighting Ceremony



# 2022 Social Events



- Approximately **11,000** residents attended **100+** SRCA social events in 2022.
- Record attendance of **350** people at February's Marshmallow & Hot Dog Roast



# 2023 Upcoming Events



- **Come join us:**
  - Meet the Easter Bunny on **Sat, April 1**
  - Evening on the Veranda Concert on **Fri, April 14 AND Fri, May 5**
  - Adult & Teen Fishing Tournaments on **Sat, April 15 AND Children's Fishing Tournament on Sat, May 6**
  - Wine Tasting on **Mon, May 8**
  - Electronic Recycling Event on **Sat, May 20**



# 2023 Social Events Calendar



- Calendar of events posted on SRCA website, featured in digital and printed monthly magazines, and in the weekly E-News blasts.
- New for 2023: Look for Eventbrite and **ACTIVE**Net® registration for select events.





# Meeting Adjournment