



VISION STATEMENT

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

Detail

Date: January 11, 2023	Time: 3:30pm
Location: SRCA Board Room/Zoom	Prepared by: Nathan de Guia

Attendees

X	Lisa Porter – Committee Chair
X	Ben DeVries – Committee Vice Chair
X	Nathan de Guia – Committee Secretary
X	Jim Terilli – Committee Member
X	David Morgan – Committee Member
X	Tom Fredricks – Committee Member
X	Deanna Herges – Committee Member
	David Vartian – Committee Alternate Member
X	Jim Norton – SRCA Board Liaison
X	Bryan Matt – SRCA Executive Director (GrandManors)
X	Eric Ortega – SRCA Maintenance Management (GrandManors)
X	Gerrard Hiddink – SRCA Landscape & Ground Management (GrandManors)
	Guest 1
	Guest 2

Minutes

Agenda	Notes	Action Item	Owner
Call to order	3:30pm Quorum in attendance		
Approve minutes	Motion passed to approve last meeting’s minutes	Submit last meeting minutes for record	Nathan
1. Board Liaison Update – Jim Norton	<ul style="list-style-type: none"> Ben DeVries moving to Social Committee, subject to Board approval No changes to Board seats Deanna amenity security presentation well received by the Board 		
2. Team leader updates			

Agenda	Notes	Action Item	Owner
a. Lakes	<ul style="list-style-type: none"> • David/Tom – Reviewed presentation (see appendix) • Envirodredge is our preferred vendor to complete the Millard Pond/Quail Creek dredging • Suggested reserving the dredged soil for slope repairs. Requires coordination between vendors. • 2023 priorities • Millard Pond (serves as a test for the soil-bag dredging process before trying on Quail Creek) • Quail Creek • Wellington 5 • Suggest publishing an article explaining the Quail Creek project to address negative resident perception • Motion passed to present the soil-bag dredging plan to the Board 	Get bid for Wellington 5 bank repair from our L&G contractor, if they are willing to do the work	Gerrard
		Present dredging proposal to the Board.	Jim/Tom /David
		Have Envirodredge engineer to attend the Board meeting as a technical SME	
		Suggested dry-run prep meeting prior to the Board meeting	
b. Access control	<ul style="list-style-type: none"> • Deanna – outlined 30/60/90 day action plan, schedule, deliverables to implement ACTIVENet. • Alpha pilot – Spring Marshmallow Roast social event • Beta pilot – Easter event 	Touchpoint meeting prior to the February committee meeting	Deanna
c. Records	<ul style="list-style-type: none"> • Nathan – 3 additional parks/gazebos published on Goggle Maps. SBR parks are receiving tens of thousands of views. 		
d. Parks	All - No reported needs		
e. Capital projects	Jim/Gerrard – Adriatica wall repair Survey completed and drawings to be presented to the board Jan 16		
f. Pools	<ul style="list-style-type: none"> • Bryan – initial task force assigned 		

Agenda	Notes	Action Item	Owner
	<ul style="list-style-type: none"> 3 architectural firms engaged for needs analysis At TBD point the task force will be expanded (e.g. communication, engineering, project mgt.) Q3-4 gather resident input and communicate vision, financing plan, benefit gain 		
3. New Business			
	Eric – reviewed quote from Master Systems Courts to resurface courts, refurbish fencing, replace windscreens and lighting (see appendix)	Gather input from our tennis pro	Eric
	Lisa/Nathan – Committee Vice-Chair position vacant and open for nominees		
	Nathan – proposed a community garden as an added amenity. Possible use for dredged pond soil. Suggested testing the soil for safe garden use.		
4. Adjourn	Motion passed to adjourn 5:15pm		
Next meeting	Feb. 15, 2023 3:30pm		

Amenity project list

Since 2019

Project	Description	Status
Lake Loop Trail	Develop a marked route to all SB lakes and ponds	Completed (2022)
Quail Creek (2023 plan)	Pond dredging and refurbishment	Board review
Winter Haven	Pond dredging and refurbishment	Completed (2021)
Nora Haney	Develop a multi-amenity facility at Nora Haney	Committee research
Volleyball court	Modify gates and fences to allow year round access	Proposed
Miniature golf course	Replace the decomposed granite section at the Plaza with a miniature golf course. Install a putting course at a TBD location	Tabled
Personal watercrafts	Develop guidelines for personal watercraft use on SB lakes and ponds	Tabled
Pickleball court	Construct additional pickleball courts	Committee research
Melton Ridge playground	Construct a playground inside Melton Ridge village	Proposed
Fountainview	Pond dredging and refurbishment	Committee research
Pond aerators	Install pond aerators in Winter Haven (complete) and Quail Creek to promote better pond health	Board approved

Pond runoff mitigation	Develop prevention of excess sediment and contaminant runoff into SB ponds and lakes. (Buffer implemented Dec 2021)	Completed (2022)
Tennis courts	Refurbish tennis court surfaces and add pickleball markings	Completed (2021)
Premier amenities study	Study and compare HOA amenities at competing communities	Completed (2021)
Lakes report	Study and report conditions of all SB lakes and ponds	Completed (2021)
Fish feeders	Install automated fish feeders at Wellington and Big La Cima ponds to improve sport fishing	Completed (2021)
Fish study	Conduct 2 studies to measure sport fish improvements resulting from the fish feeders at Wellington and Big La Cima	Committee approved
Amenity controlled access	Implement controlled access system at pickleball courts, tennis courts, beach club, and aquatic center	Board review
Disc golf course	Install a disc golf course at a TBD location	Proposed
Stonebridge Lake dock study	Investigate feasibility of the dock amenity, paddle boats, canoes	Completed (2022)
Millard Pond	Pond dredging and refurbishment	Board review
Google Maps	Submit Google Maps pins for SBR amenities	Completed (2022)

Project status definitions

- **Proposed** = under committee consideration as a future project
- **Committee research** = committee research in progress for project proposal to the board
- **Committee approved** = committee approved project and in progress
- **Board review** = under board consideration as a future project
- **Tabled** = project placed on hold
- **Board approved** = board approved project and in progress
- **Completed** = completed project

Appendix

Sharepoint download link [01-Jan](#)



OneDrive_1_2-1-2023.zip

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.