



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. March 23, 2023

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, March 23, 2023, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 861 4772 8356).

VISION STATEMENT

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

Directors Present

Jon Dell'Antonia, President
Amanda Batson, Vice President
Norm Counts, Treasurer/Secretary
Jim Buerkle, Director
Joe Closs, Director
Jim Norton, Director
Kristen Vartian, Director

Management Present

Brian Matt, Executive Director, GrandManors
Lee-Yen Elliott, Executive Administrator, GrandManors
Eric Adams, Compliance & ARC Director, GrandManors
Lucy Duray, Financial Manager, GrandManors
Connie Baxter, Lifestyle Director, GrandManors
Susan Spoonemore, Communications Director, GrandManors

Guests

Steve Watten, Attorney (Zoom)
Mitchell & Monica West, Residents
Robert Meier, Resident (Zoom)
Juan Garcia, Resident (Zoom)
Mike Glatz, Resident (Zoom)
Sheri Hollien, Resident (Zoom)

CALL TO ORDER

President Dell'Antonia established quorum was met and called the meeting to order at 12:30 PM.

HOMEOWNER OPEN FORUM

No issues were brought forth by homeowners.

CONSENT AGENDA

Director Buerkle made a motion to accept consent agenda items:

- Approve the February 23, 2023, Board of Director Meeting Minutes

Director Norton seconded; the motion passed unanimously.

President Dell'Antonia moved the appointment of Committee Members from the Executive Session to Consent Agenda and made a motion to appoint:

- Debbie Cagle Wells to the Communications Committee
- Bob Seal to the Social Committee

Director Closs seconded; the motion passed unanimously.

Governance with No Changes – Director Vartian made a motion to accept:

- Fees for Modification Applications Policy – Reviewed, No Changes
- Leasing Registration Policy – Reviewed, No Changes

Director Buerkle seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline/Policy Review – Director Vartian made a motion to table to next month:

- Modifications Committee Guideline
- Appeals Committee Guideline
- Appeals Process Policy

Director Closs seconded; the motion passed unanimously.

Review Club Formation Guideline – Board discussed concerns related to storage of Club boats on SRCA property, SRCA insurance risks, and proposed Club boat leasing program. Director Closs will research further, and Executive Director Matt will follow up with SRCA insurance broker and attorney. Director Closs to form Ad Hoc Committee to research questions raised by Vice President Batson and revise the guidelines for future consideration by the Board.

ACTIVENet Updates – Director Closs made a motion for SRCA to absorb ACTIVENet payment processing costs. Vice President Batson seconded; the motion passed unanimously.

NEW BUSINESS

Discuss and Act on Any Non-Confidential Items from Homeowner Open Forum – There were no items to discuss.

Review Resolution and Approve Time Savings Operational Guideline –

Treasurer/Secretary Counts made a motion to accept revisions to Time Savings Operational Guideline. Vice President Batson seconded; the motion passed unanimously.

Integrating Project Management into our Board Resolution Template, Funding Request Template, and Financial and Project Reporting Process – Treasurer/Secretary Counts provided overview of Project Management integration into Board processes.

Review Stonebridge Ranch 101 (New Homeowners Orientation) – Lifestyle Director Baxter proposed a new format to acquaint homeowners with the responsibilities and benefits of living in SRCA. This new model will be scheduled, depending on interest, as bi-monthly or quarterly information sessions hosted by SRCA Staff onsite.

Notice to Re-Bid Adriatica and Waterbury Boardwalk Projects – Executive Director Matt provided update on project re-bids.

Update on 2023 Wood Fence Replacement – Executive Director Matt provided progress on 2023 wood fence replacement and advised Board of paint coverage concerns. Further discussion moved to the Executive Session.

ASSOCIATION REPORTS

Financial Report – Financial Manager Duray reviewed the following February financial reports as presented in the Board Packet:

- Detailed Balance Sheet
- Schedule of Revenues and Expenses, Operating Fund
- Restricted and Non- Restricted Investment Schedule
- Summary of Accounts Receivable by Type
- Summary of Bad Debt Expense/Reserve
- Performance History Reports from Cadent Capital LLC

EXECUTIVE SESSION CONVENED AT 2:53 PM

OPEN SESSION RECONVENED AT 5:20 PM

Summary of Executive Session:

Treasurer/Secretary Counts made a motion to accept the Executive Session summary as listed below. Director Vartian seconded; motion passed unanimously.

Foreclosure Report – Treasurer/Secretary Counts made a motion to send to foreclosure accounts 2 - 4 listed on the Foreclosure Report (accounts ending 0758, 6243, 4670). Vice President Batson seconded; motion passed unanimously.

Information Only Reports – Executive Director Matt, Executive Administrator Elliott and Compliance & ARC Director Adams presented Payment Plan Status Report, Collections Committee Waiver Report, Violations Reports, Lease Registration Report, Appeals Report, Variance Report, and Project Reports.

Director Buerkle made a motion to approve all Information Only Reports. Director Vartian seconded; motion passed unanimously.

Review 2023 Reserve Spending Plan and Approve Funding for Master Landscape and General Erosion – Director Vartian made a motion to fund \$205,000 to Master Landscape Plan from Raymond James account. Director Norton seconded; motion passed unanimously. No action taken on funding requests for rest of 2023 Reserve Spending and General Erosion projects; allowing ample time for committees to review spending plan.

With regards to paint coverage issue on 2023 Wood Fence Replacement, Board wants contractor to spray paint both sides of all newly installed wood fence so there is uniform paint coverage, same as replacement fence from past years.

Board Liaison Committee Reports Including Any Updates to the Strategic Plan

- Director Norton advised the Amenities Committee has 1 opening.
- Director Buerkle provided monthly L&G update and reported the PRS-CV project is moving along on target.
- Vice President Batson reported the Communications Committee is full.
- Treasurer/Secretary Counts announced the Finance Committee is awaiting 2023 Reserve Spending Plan. The Finance Committee advised consideration of slowing down withdraws from Reserves and that they are prepared to reposition the portfolio to reduce volatility.
- Director Vartian reported the Modification Committee and Compliance & ARC Director Adams are in the process of reviewing / modifying Village Guidelines.
- Director Closs advised the Social Committee is working on Stonebridge Ranch 101 and start-up of Rowing Club.
- President Dell'Antonia announced SRCA is close to concluding the previously approved Emerald Heights annexation; LOI has been signed.

Treasurer's Forward Looking Discussion – Treasurer/Secretary Counts presented his reports.

Review and Discuss Beach Club Summaries from Pool Consultants – Executive Director provided update on pool consultants.

Legal Update – Attorney Watten provided update on association legal matters.

Discuss and Act on Any Confidential Items from Homeowner Open Forum – There were no items to discuss.

ADJOURNMENT

Director Buerkle made a motion to adjourn the meeting. Director Norton seconded; the motion passed unanimously. The meeting adjourned at 5:22 PM.

Norm Counts

[Norm Counts \(Mar 30, 2023 17:07 CDT\)](#)

Norm Counts, Secretary

Mar 30, 2023

Date

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.

STONEB- 20230323 BOD Meeting Minutes - Final 1

Final Audit Report


2023-03-30


Created:	2023-03-30
By:	Lee-Yen Elliott (lee-yen.elliott@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-yz8kfjOz7AENtK4tT_pVV8llK73XeyX


"STONEB- 20230323 BOD Meeting Minutes - Final 1" History


 Document created by Lee-Yen Elliott (lee-yen.elliott@grandmanors.com)
2023-03-30 - 9:12:44 PM GMT

 Document emailed to ncounts@stonebridgeranch.com for signature
2023-03-30 - 9:13:37 PM GMT

 Email viewed by ncounts@stonebridgeranch.com
2023-03-30 - 10:07:13 PM GMT

 Signer ncounts@stonebridgeranch.com entered name at signing as Norm Counts
2023-03-30 - 10:07:32 PM GMT

 Document e-signed by Norm Counts (ncounts@stonebridgeranch.com)
Signature Date: 2023-03-30 - 10:07:34 PM GMT - Time Source: server

 Agreement completed.
2023-03-30 - 10:07:34 PM GMT

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