



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. April 27, 2023

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, April 27, 2023, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 810 1260 8394).

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
Joe Closs, Secretary (Zoom)
Jim Buerkle, Director
Jim Norton, Director
Kristen Vartian, Director

Directors Absent

Norm Counts, Treasurer

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

Guests

Steve Watten, Attorney (Zoom)
Greg and Stefanie Garvin, Residents
Margaret Phillips, Resident
Anjela Ponce, 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 March 14, 2023, Board of Director Meeting Minutes
- Approve the March 23, 2023, Board of Director Meeting Minutes
- Approve the October 27, 2022, Board of Director Meeting Minutes – Minor Revision in Type of Meeting (Called Special Meeting instead of Regular Meeting)

Director Vartian seconded; the motion passed unanimously.

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

- Association Compliance Enforcement Procedure (ACE) – Reviewed, No Changes
- Covenant Enforcement and Fining Policy – Reviewed, No Changes
- Estate Sale Policy – Reviewed, No Changes

Vice President Batson seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline/Policy Review – Director Vartian made a motion to accept:

- Modifications Committee Guideline – Revised
- Appeals Committee Guideline – Resolution to Retire
- Appeals Process Policy – Revised
- Leasing of Single Occupancy Dwellings Policy – Revised
- Special Case Process for Covenant Enforcement and Fining Policy – Revised

Vice President Batson seconded; the motion passed unanimously.

ACTIVENet Updates – Executive Administrator Elliott reported new ACTIVENet ID card issuance will start in May; however, full ACTIVENet roll out will not be immediately available due to unforeseen delays with equipment/supplies and internet coverage at pools.

NEW BUSINESS

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

Discuss Sub-Associations Common Area Maintenance Language – Director Vartian reported Modifications Committee is looking into drafting a policy around standards for the appearance of common areas within villages with Sub-Associations. Further discussion about specific current lack of common area maintenance moved to Executive Session.

Discuss and Act on Request from Stonebridge Ranch Beach and Tennis TCD Teams – Vice President Batson made a motion to approve Stonebridge Ranch Beach and Tennis TCD Teams use of 3 tennis courts on Wednesday mornings and 4 tennis courts on Thursday mornings for 9 weeks in the Fall 2023 and 9 weeks in the Spring 2024 Season. Director Norton seconded; the motion passed unanimously.

Report 2023 Annual Meeting Assessment Prize Drawing Winners – Executive Administrator Elliott reported the 2023 Annual Meeting Assessment Prize Drawing Winners: Accounts R0769545L0610625 and R0764014L0605002.

ASSOCIATION REPORTS

Financial Report – Financial Manager Duray reviewed the following March 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 1:48 PM

OPEN SESSION RECONVENED AT 5:00 PM

Summary of Executive Session:

Vice President Batson made a motion to accept the Executive Session summary as listed below. Director Vartian seconded; motion passed unanimously.

Foreclosure Report – President Dell’Antonia made a motion to send to R&W for collections on past violation fines and legal charges Account #1 listed on the Foreclosure Report (Account ending 1044). Vice President Batson seconded; motion passed unanimously.

Vice President Batson amended above motion to temporarily hold off sending the account to R&W, pending advice from Board Treasurer Counts (absent); Director Vartian 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.

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

With regards to 2 appeals cases (Account #1 ending 9835 and Account #5 ending 1390) from the Appeals Report from 4/20/23 Meeting Minutes, Director Norton made a motion to enforce all association rules, follow guidelines, and follow guidelines for variances. Vice President Batson seconded; motion passed unanimously.

Director Vartian made a motion to rescind the previous motion, since all association rules, guidelines and procedure for variances are already being enforced. Instead as a clarification, Director Vartian made a motion to give homeowners (Account #1 ending 9835 and Account #5 ending 1390) from the Appeals Report from 4/20/23 Meeting Minutes, 90 days to comply to Modifications Design Guidelines. Director Norton seconded; motion passed unanimously.

Board Liaison Committee Reports Including Any Updates to the Strategic Plan

- Director Vartian reported 4/30/23 retirement of Architectural Consultant and provided update on ongoing search for replacement.
- Director Vartian provided reports by homeowners of the poor landscape maintenance of common area property owned by a specific Sub-Association. The Board discussed enforcement options and charged Executive Director Matt to seek advice from the attorney.
- Vice President Batson announced progress with Communications Committee's videography project and updated the Strategic Plan.
- Director Buerkle stated L&G Committee approved new replacement colors for the Association Office's front entrance flowerbed. Secondly, starting with Fall 2023 color change out, 3 village entrances will test perennials with annual borders, to save spending on future color changes.
- Secretary Closs advised the costs for bi-annual shred and recycling event have doubled; Social Committee is working on reviewing costs and making slight adjustments to future recycling events beginning Fall 2023. The Social Committee is also reviewing with the attorney on Chartered Club Guidelines.
- President Dell'Antonia announced our Lobbyist has been working on a couple issues with possible legislation that is unfavorable to SRCA. The Association is considering the TxDOT environmental scope study related to 380 Bypass project.

Recommend Beach Club Architect and Review Progress –Board discussed anticipated next steps in reviewing project and funding options.


Granicus Renewal – Compliance & ARC Director Adams recommended not to renew the contract. Vice President Batson made a motion to accept recommendation. Director Norton seconded; motion passed unanimously.

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 Vartian seconded; the motion passed unanimously. The meeting adjourned at 5:04 PM.


Joe Closs (May 15, 2023 20:26 CDT)

Joe Closs, Secretary

May 15, 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- 20230427 BOD Meeting Minutes - Final


Final Audit Report


2023-05-16

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