



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. May 25, 2023

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, May 25, 2023, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 879 3969 3445).

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
Joe Closs, Secretary
Jim Buerkle, Director
Jim Norton, Director
Kristen Vartian, Director

Management

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
Eric Ortega, Maintenance Supervisor, GrandManors
Mathew Roebuck, L&G Director, GrandManors
Scott Finley, Communications Director, GrandManors
Corbin Seti, Senior VP, Operations, GrandManors (Zoom)
Jodie Walker, VP of Onsite Management, GrandManors

Guests

Steve Watten, Attorney (Zoom)
Jim Young, Resident
Debra Benson, Resident
Eugene Eruslanov, Resident (Zoom)
Jaqueline Weedon, 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

Mr. Eruslanov intended to address the Board about a compliance violation regarding his property. President Dell'Antonia advised specific violations are not heard during this portion of the meeting because the content of the Homeowner Open Forum is available to all homeowners. SRCA staff will follow up with Mr. Eruslanov and answer questions about violations on his account.

CONSENT AGENDA

Director Buerkle made a motion to accept consent agenda items:

- Ratify Electronic Vote for the Approval of March 30, 2023, Organizational Meeting Minutes
- Approve the April 27, 2023, Board of Director Meeting Minutes

Vice President Batson seconded; the motion passed unanimously.

Governance, Reviewed with Minor Changes – Vice President Batson made a motion to accept with submitted changes and additional minor edits:

- Common Properties Signage Policy – Reviewed, Minor Changes
- Email Registration Policy – Reviewed, Minor Changes
- Official SRCA Social Media Channels Guideline – Reviewed, Minor Changes
- Social Media Interaction Policy – Reviewed, Minor Changes

Director Buerkle seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline/Policy Review – Vice President Batson made a motion to accept:

- Communications Committee Guidelines – Revised
- Editorial Guidelines – Revised

Director Buerkle seconded; the motion passed unanimously. In response to a comment by Secretary Closs on the current distribution of the monthly magazine, Vice President Batson agreed to discuss the wording of Section III. 1. a. of the Editorial Guidelines with the Communications Committee.

Review and Approve Club Formation Guideline – Secretary Closs made a motion to accept the Club Formation Guideline; Director Buerkle seconded. There was further discussion and Secretary Closs made a motion to rescind his motion; Director Buerkle seconded. President Dell'Antonia tabled this item until next month to further improve/define guideline.

ACTIVENet Updates – Executive Administrator Elliott reported progress on new ACTIVENet ID card issuance and roll out for ACTIVENet check in at pools and open online reservation system.

NEW BUSINESS

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

Review and Approve Resolution for Adoption and Implementation of Project

Management Process – Treasurer Counts made a motion to adopt the “Best Practices in Project Management Adapted for SRCA” with all provided documents. Secretary Closs seconded; the motion passed unanimously.

Review Association Banking Partners – Executive Director Matt and GrandManors’ VP of Onsite Management Walker presented current banking status and provided partner options, with no action taken.

ASSOCIATION REPORTS

Financial Report – Financial Manager Duray reviewed the following April 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 2:20 PM

OPEN SESSION RECONVENED AT 5:15 PM

Summary of Executive Session:

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

Foreclosure Report – Treasurer Counts made a motion to rescind the motion made in the April Board of Directors meeting to send Account #1 (Account ending 1044) to R&W for collections on past violation fines and legal charges. Vice President Batson seconded; the motion passed unanimously.

President Dell’Antonia made a motion to send to R&W for collections Account #3 listed on the Foreclosure Report (Account ending 4327). Director Norton 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 the PRS-CV 2023 Areas A&B Project, Treasurer Counts made a motion to close this project (\$55,326.29 remaining from project budget), move \$17,000 of remaining project balance to a new project for Master Controller Valve Wiring, and move remainder \$38,326.29 to Operating Budget for Trees. Director Buerkle seconded; the motion passed unanimously.

Board Liaison Committee Reports Including Any Updates to the Strategic Plan

- Director Buerkle provided verbal update on monthly water consumption.
- Treasurer Counts presented Finance Committee Report.
- Director Norton and Maintenance Supervisor Ortega reported on the ongoing leak at Wellington 7 Pond and provided options for repair (Estimate #5185 from PondMedics). Director Norton made a motion to approve funding to not exceed \$80,000, which includes draining pond and repairing the leak. Vice President Batson seconded; the motion passed unanimously.

Recommend Beach Club Architect and Review Progress, Approve Funding Request for Project Plan – Vice President Batson made a motion to approve funding for \$130,000 for professional services to determine scope of work for a potential Beach Club renovation. Secretary Closs seconded; the motion passed unanimously.

Discuss and Act on Contract Issues with Prior Management Company – Director Buerkle made a motion to approve sending a letter of concern to our former management company concerning issues during and since the contract termination notice and transition phase. Director Vartian seconded; motion passed 6-1 (Treasurer Counts opposed).

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

President Dell'Antonia made a motion to adjourn the meeting. Vice President Batson seconded; the motion passed unanimously. The meeting adjourned at 5:20 PM.

Joe Closs

[Joe Closs \(Jun 16, 2023 14:25 CDT\)](#)

Joe Closs, Secretary

Jun 16, 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- 20230525 BOD Meeting Minutes

Final Audit Report

2023-06-16

Created:	2023-06-16
By:	Lee-Yen Elliott (lee-yen.elliott@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwrhXc8BrgJKmROWJzhH_hUGCbjc1NFF5

"STONEB- 20230525 BOD Meeting Minutes" History

-  Document created by Lee-Yen Elliott (lee-yen.elliott@grandmanors.com)
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-  Document emailed to jvcloss@stonebridgeranch.com for signature
2023-06-16 - 7:18:42 PM GMT
-  Email viewed by jvcloss@stonebridgeranch.com
2023-06-16 - 7:22:28 PM GMT
-  Signer jvcloss@stonebridgeranch.com entered name at signing as Joe Closs
2023-06-16 - 7:25:38 PM GMT
-  Document e-signed by Joe Closs (jvcloss@stonebridgeranch.com)
Signature Date: 2023-06-16 - 7:25:40 PM GMT - Time Source: server
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