



VISION STATEMENT

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

Detail

Date August 9, 2023	Time: 3:30pm
Location: SRCA Community Room/Zoom	Prepared by: Deanna Herges

Attendees

X	Lisa Porter – Committee Chair
X	Nathan de Guia – Committee Vice-Chair
X	Jim Terilli – Committee Member
X	David Morgan – Committee Member
	Tom Fredricks – Committee Member
X	Deanna Herges – Committee Secretary
	David Vartian – Committee Alternate Member
	Harlow Hagee – Committee Member
X	Jim Norton – SRCA Board Liaison
X	Brian Matt – SRCA Executive Director (GrandManors)
X	Eric Ortega – SRCA Maintenance Management (GrandManors)
	Matthew Roebuck – SRCA Landscape & Ground Management (GrandManors)
X	Jane Lopez – SRCA Account Coordinator (GrandManors)
	Scott Finley – SRCA Communications Director (GrandManors)
	Guest –

Minutes

Agenda	Notes	Action Item	Owner
Call to order	3:30pm Quorum in attendance		
Approve minutes	Motion passed to approve July meeting’s minutes with inclusion of Brian’s request for Amenity participants in the pool project (Jim T, Nathan)	Submit last meeting minutes for record	Deanna
New Amenities Member Approved	Harlow was approved by the Amenities Committee and the Board to join the team	Update	Lisa / Jim N
Pool project update	Scope of work discovery in process. <ul style="list-style-type: none"> - Goal: have 50% of the SBR community be aware of the upgrade activities. - Currently looking for a PR firm to assist with messaging and communications 		Brian/ Jim N

Agenda	Notes	Action Item	Owner
	<ul style="list-style-type: none"> - Work is underway to establish a contract for the initial pool design - Request of Amenities members to participate in decisions. Specific needs and Amenity assignments will occur at the next meeting - Several Amenities members will be included in meetings (Tom, Lisa, Jim T, Deanna H) 	Req Amenities Participants	
	Anticipate a news article about the pool updated to keep the community informed	Not discussed	Scott
Eric – updates and Fish feeders	Millard Pond dredging underway. Progress is very positive to-date with a few challenges along the way. Cost is currently contained per the contract. ~ 5400 csf silt removal	Continue	Eric
	Priest Meadow Pond aerator was installed (with 1 issue). The pond is looking better	Complete	Eric
	<p>Fish Feeders: The LaCima feeder was removed.</p> <ul style="list-style-type: none"> - The floating fish feeder was declined due to cost. - Other feeders are in place but may be removed due to limited positive results. - Fish feeder study will not happen until Fall at the earliest 	Complete	Eric
	Prev - Motion Passed to remove unsafe and unrepairable bleachers from Nora Haney	Complete	Eric
Recent Issues	<p>Aquatic Center Temporarily closed for a few days:</p> <ul style="list-style-type: none"> - Broken glass was in the pool (googles with tempered glass hit the side of the pool) - Required draining the pool, cleaning, sweeping and refilling the pool - HOA can potentially get relief for the water refill if the bill is 3X the normal rate - AMAZING work by our crew (Eric & his team) to quickly rectify the situation. 	Thank you to Eric and his team	Eric

Agenda	Notes	Action Item	Owner
	Tennis Court Bathrooms closed temporarily due to pipe issues: <ul style="list-style-type: none"> - Issue is under warrantee and fixed Quail Creek bank will need be re-sloped due to a car jumping the barrier and being submerged in the lake - Insurance should cover the work - The Landscaping team will manage this project 		
Prioritizing Projects	Amenity committee's project priority rankings. See appendix. Estimates for completion is needed. <ul style="list-style-type: none"> - Jane is working to get estimates 	Estimates Needed	Jane
Pickleball striping tennis courts	Not discussed		
Coronado Courts	Pickleball courts will have lights through 10 PM only Beach club has summer hours of 11 PM	Complete	
Pro contract pertaining to non-residents	Not discussed		
Findings during review of assigned Parks and Lakes	5 parks need new mulch. Bids have been requested. <ul style="list-style-type: none"> - 'sponge base' bottom option has been eliminated due to heat 	Gain estimates	Eric
Lake La Cima	Due to heavy rain and the new development around the lake, much sediment has rolled into the lake. Discussion is underway with the developer and the city to remediate. The previous lake survey will be utilized to assess the damage. Lake La Cima will need to be dredged.	Not Discussed	Matt / Eric
Wellington 7	The leak was identified. The transfer pipe was seeping upwards and is by an electrical pedestal. Progress will continue.	Update when appropriate	Eric
Aerators	Should we increase the number of aerators on all ponds to reduce the amount of sediment		David
SBR small boat lake access guidelines	David presented the Social Committees initial guidelines for access to the lakes. A small committee will gather to assist with updates. Goal: review the updated document via e-mail and gain Amenities approval next meeting so it can go to the board for approval	Small Committee review/update	David / Lisa

Agenda	Notes	Action Item	Owner
Adjourn	Motion passed to adjourn 4:45p (Nathan, JimT)		
Next meeting	September 13, 2023 3:30pm		

Amenity project list

Since 2019

Project	Description	Status
Quail Creek (2023 plan)	Pond dredging and refurbishment	Board approved
Fish feeders	Gain estimate to move fish feeders further off shore	Committee approved
Fish study	Conduct 2 studies to measure sport fish improvements resulting from the fish feeders at Wellington and Big La Cima	Committee approved
Fountainview	Pond dredging and refurbishment	Committee research
Pickleball court	Construct additional pickleball courts; Funding not available in 2023	Committee research
Fish feeders	Install automated fish feeders at Wellington and Big La Cima ponds to improve sport fishing	Completed (2021)
Lakes report	Study and report conditions of all SB lakes and ponds	Completed (2021)
Premier amenities study	Study and compare HOA amenities at competing communities	Completed (2021)
Tennis courts	Refurbish tennis court surfaces and add pickleball markings	Completed (2021)
Winter Haven	Pond dredging and refurbishment	Completed (2021)
Google Maps	Submit Google Maps pins for SBR amenities	Completed (2022)
Lake Loop Trail	Develop a marked route to all SB lakes and ponds	Completed (2022)
Pond runoff mitigation	Develop prevention of excess sediment and contaminant runoff into SB ponds and lakes. (Buffer implemented Dec 2021)	Completed (2022)
Stonebridge Lake dock study	Investigate feasibility of the dock amenity, paddle boats, canoes	Completed (2022)
Amenity controlled access	Implement controlled access system at pickleball courts, tennis courts, beach club, and aquatic center. Focus will be the pools for initial phase.	Completed (2023)
Fish feeders	The LaCima feeder was removed due to vandalism. - Other feeders are in place but may be removed due to limited positive results.	Completed (2023)
Fish feeders	The floating fish feeder was declined due to cost.	Completed (2023)
Fish feeders	Remove fish feeders per vandalism until a better solution can be identified	Completed (2023)
Hours for Pickleball & Tennis	The Beach Club Tennis Courts has summer hours through 11 PM. The Pickleball Courts hours are until 10 PM due to the close proximity of homes.	Completed (2023)
Little La Cima	Request a lake assessment for a baseline per construction	Completed (2023)
Nora Haney Bleachers	Remove unsafe and unrepairable bleachers from Nora Haney	Completed (2023)

Personal watercrafts	Develop guidelines for personal watercraft use on SB lakes and ponds. Meet with Social Club to review rowing club details	Completed (2023)
Priest Meadow	Priest Meadow aerator installation	Completed (2023)
Millard Pond	Pond dredging and refurbishment (Tom and Dave to participate)	In progress 2023
Pond aerators	Install pond aerators in Winter Haven (complete) and Quail Creek to promote better pond health	In progress 2023
Wellington 7 repair	Drained the pond to locate the root cause (identified)	In progress 2023
Community garden	Install a community garden at a TBD location	Proposed
Disc golf course	Install a disc golf course at a TBD location	Proposed
Melton Ridge playground	Construct a playground inside Melton Ridge village	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
Nora Haney	Develop a multi-amenity facility at Nora Haney; lack of restrooms is a large hurdle	Tabled
Volleyball court	Modify gates and fences to allow year round access; the Volleyball courts will be addressed as part of the larger Beach Club renovation	Tabled

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

HOA amenity priority.xlsx spreadsheet on Sharepoint drive

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.