



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. September 28, 2023

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, September 28, 2023, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 898 4284 4942).

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 (Zoom)
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
Mathew Roebuck, L&G Director, GrandManors
Scott Finley, Communications Director, GrandManors
Jodie Walker, VP of Onsite Management, GrandManors

Guests

Steve Watten, Attorney (Zoom)
Tate Hemingson, Attorney (Zoom)
Grace Clevenger, Homeowner
Jill Yuan, Homeowner (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 homeowners were present for the open forum.

CONSENT AGENDA

President Dell'Antonia made a motion to approve the following consent agenda items:

- Approval of the August 24, 2023, Board of Directors Meeting Minutes
- Approval of New Finance Committee Member, Derek Northup. Treasurer Counts also reported the departure of Committee Member, Chuck Hoffman.

Secretary Closs seconded; the motion passed unanimously.

Vice President Batson made a motion to approve the following consent agenda item:

- Approval of the Electronic Vote of Cash Management Guideline Revisions

Director Vartian seconded; the motion passed unanimously.

Director Buerkle made a motion to approve the following consent agenda item:

- Governance, Reviewed with Minor Revisions:
 - Application of Payments Policy – Revised with 2 typos identified from Meeting

Vice President Batson seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline/Policy Review –

Treasurer Counts made a motion to approve the following Revised Board Guideline/Policy:

- Supplier and Contractor Insurance Guideline – Counts

Director Buerkle seconded; the motion passed unanimously.

Treasurer Counts made a motion to approve the following Revised Board Guideline/Policy:

- Collections Policy – Counts

Director Vartian seconded; the motion passed unanimously.

The following Board Guideline/Policy was tabled until a future Board meeting:

- Competitive Contract Bidding Policy

NEW BUSINESS

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

ASSOCIATION REPORTS

Financial Report – Executive Director Matt and Financial Manager Duray reviewed the following August 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 5:54 PM

Summary of Executive Session:

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

Foreclosure Report – There were no accounts this month needing Board review/action.

Information Only Reports – Executive Director Matt, Executive Administrator Elliott, and Compliance & ARC Director Adams presented the following Reports: Payment Plan Status, Collections Committee Waiver Request Report, Violations, Lease Registrations, Appeals, Variance, and Project Reports. President Dell’Antonia made a motion to accept the above Information Only Reports. Director Vartian seconded; the motion passed unanimously.

Discussion and Potential Action on the Future of ACTIVENet – President Dell’Antonia made a motion to pull ACTIVENet project, with option to revisit in the future. Director Vartian seconded; the motion passed with 4-3 vote. Voted For: President Dell’Antonia, Vice President Batson, Treasurer Counts, Director Vartian; Voted Opposed: Secretary Closs, Director Buerkle, Director Norton.

Review and Approve Funding for Erosion Project: Quail Ridge Project – This item was tabled until next month.

Update on Association Monuments – There were no actions taken.

Update on Association Fence Replacements in 2024 – There were no actions taken.

Update on Weather Station Project – There were no actions taken.

Review and Approve Funding for PR Firm Contract – This item was tabled until a future Board Meeting.

Discuss Demand Letter for Aquatic Center Incident – Director Buerkle made a motion to send demand letter for Aquatic Center Incident with addition of incident details. Treasurer Counts seconded; the motion passed 5-1 vote. Director Norton was not present for the vote.

Review and Act on Potential Legal Matter – Director Buerkle made a motion to move forward with a pending legal case. President Dell’Antonia seconded; the motion passed with 6-1 vote. Treasurer Counts opposed.

Board Liaison Committee Reports Including Any Updates to the Strategic Plan


- Director Buerkle presented the monthly L&G Update.
- Director Buerkle made a motion to make approved changes to L&G Consultants' contracts. Treasurer Counts seconded; the motion passed unanimously.
- Treasurer Counts provided an update on Collections Process Verification.
- Secretary Closs provided details on upcoming events.
- Secretary Closs made a motion to make public SRCA's new Club Formation Guideline and post it to the association's website. Director Buerkle seconded; the motion passed unanimously.
- President Dell'Antonia gave a brief update on his most recent TxDOT meeting to discuss mitigation possibilities for the 380 Bypass Project.

Legal Update – Attorney Watten provided an 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. Vice President Batson seconded; the motion passed unanimously. The meeting adjourned at 5:59 PM.


Joe Closs (Oct 3, 2023 05:54 CDT)
Joe Closs, Secretary

Oct 3, 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 - 230928 BOD Meeting Minutes -Final


Final Audit Report


2023-10-03


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