



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. November 16, 2023

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, November 16, 2023, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 858 6861 7509).

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
Mathew Roebuck, L&G Director, GrandManors
Jodie Walker, VP of Onsite Management, GrandManors

Guests

Matt Marquez, Homeowner (Zoom)
David Baca, Homeowner (Zoom)
Derrick Whitfield, Homeowner (Zoom)
Debra Becker, Homeowner
Jan Gann, Homeowner
Phyllis Kirk Charles, Homeowner
Basilo (Tony) Saporito, Homeowner (Zoom)
Terrance Kirkness, Homeowner
Nathan de Guia, Homeowner

CALL TO ORDER

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

HOMEOWNER OPEN FORUM

Mr. Marquez addressed the Board about excessively loud cars in a neighboring driveway and asked about SRCA's leasing policy related to single family rental homes. President Dell'Antonia advised homeowner to report noise complaints to local law enforcement. The onsite office will research the leasing policy violation complaint and will act if the homeowner is non-compliant.

Mr. Baca addressed the Board about nuisance noise from neighbors' modified cars. President Dell'Antonia suggested to homeowner to report problem to local law enforcement. Additionally, he suggested reporting concerns to his representative on the city council.

Mr. Whitfield addressed the Board about tennis courts lighting maintenance, as well as asked about the benefit of current tennis contract to SRCA residents. President Dell'Antonia advised staff will address tennis courts maintenance and that the Association actively reviews contracts with partners/vendors.

Ms. Becker, Ms. Gann, Ms. Charles questioned the Board about the Association's rule prohibiting outside tennis coaches. Residents were informed outside coaching is prohibited in our current tennis contract, and the Association actively reviews contracts with partners/vendors.

CONSENT AGENDA

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

- Approval of the October 12, 2023, Board of Directors Meeting Minutes
- Approval of the October 26, 2023, Board of Directors Meeting Minutes
- Approval of new Social Committee Alternate Member, Kyra Williams
- Approval of new L&G Committee Member, Aaron Willis

Director Vartian seconded; the motion passed unanimously.

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

- Governance, Reviewed, No Revisions – Norton:
 - Pickleball Courts Usage Guideline
 - Common Area Usage Requests Guideline
 - Tennis Courts Usage Guideline
 - Amenities Committee Guideline
 - Lake Usage Requests Guideline

Director Norton seconded; the motion passed unanimously.

President Dell'Antonia tabled the following consent agenda item to next month:

- Governance, Reviewed, No Revisions – Norton:
 - Pool Season Guideline

OLD BUSINESS

Update to Requesting Legal Opinions Guideline – President Dell'Antonia moved this discussion to Executive Session.

Sponsorship Update – President Dell’Antonia moved this discussion to Executive Session.

ID Cards Update – Executive Director Matt reported announcements will be made to advise homeowners current acceptable ID cards are: previous versions of SRCA ID Cards, ACTIVENet ID cards, and Texas Driver’s License with SRCA address for property owners. Tenant ID cards are issued annually and will need to have valid term dates.

NEW BUSINESS

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

ASSOCIATION REPORTS

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

- Detailed Balance Sheet – Sept 2023
- Schedule of Revenues and Expenses, Operating Fund – Preliminary Oct 2023
- Restricted and Non- Restricted Investment Schedule – Sept 2023
- Summary of Accounts Receivable by Type – Sept 2023
- Summary of Bad Debt Expense/Reserve – Sept 2023
- Performance History Reports from Cadent Capital LLC – Sept 2023

EXECUTIVE SESSION CONVENED AT 1:39 PM

OPEN SESSION RECONVENED AT 5:32 PM

Summary of Executive Session:

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

Foreclosure Report – Treasurer Counts made a motion to send to foreclosure all accounts listed on the Foreclosure Report except for Account #4 (account ending 8220), Account #12 (account ending 0013), and Account #26 (account ending 7270). Vice President Batson seconded; motion passed unanimously.

Treasurer Counts amended the above motion to clarify with Collections Attorney, Riddle and Williams, if Account #20 (account ending 4670) and Account #25 (account ending 9833), from above approvals can go straight to auction in February 2024, due to these 2 accounts defaulting on Riddle and Williams payment plan. Vice President Batson seconded; motion passed unanimously.

Information Only Reports – Executive Administrator Elliott and Compliance & ARC Director Adams presented the following Reports: Collections Committee Reports (Payment Plans, Waiver Requests), Violations Reports (Violations Aging, Non-Submittals, High- Profile), and Appeals Report. Director Buerkle made a motion to accept the above Information Only Reports. Secretary Closs seconded; the motion passed unanimously.

Executive Director Matt and L&G Director Roebuck presented the following Reports: Variance Report and Project Reports. Vice President Batson made a motion to accept the above Information Only Reports. Secretary Closs seconded; the motion passed unanimously.

Update to Requesting Legal Opinions Guideline – Vice President Batson made a motion to approve the revised Requesting Legal Opinions and Legal Actions Guideline, with additional amendments to section III. G. Director Buerkle seconded; the motion passed unanimously.

Sponsorship Update – Secretary Closs provided an update on a preliminary sponsorship meeting.

Review and Approve Contract Addendum for LMC's – Director Buerkle made a motion to approve the contract addendum for all three current LMC's (Superscapes, Manders, and Envision). Director Vartian seconded; the motion passed unanimously.

Review and Approve Funding Requests for Additional costs to Waterbury Project, Additional Costs to Lake Wall Project, and Repurposing Funds from ACTIVENet – Director Buerkle made a motion to approve the funding request for an additional \$30,000 to Waterbury Project. Director Vartian seconded; the motion passed unanimously.

Director Buerkle made a motion to approve the funding request for an additional \$40,000 to the Lake Wall Project. Director Closs seconded; the motion passed unanimously.

Director Buerkle made a motion to approve the funding request for repurposing the previously approved \$24,000 from ACTIVENet Project back to Amenities Working Capital Fund. Director Vartian seconded; the motion passed unanimously.

Board Liaison Committee Reports Including Any Updates to the Strategic Plan

- Director Buerkle provided the monthly L&G update and reported updates on irrigation, bed reconfiguration, monument repairs, and landscape consultant.
- Vice President Batson reported the Communications Committee 2023 Strategic Plan Update.
- Treasurer/Secretary Counts announced the Finance Committee is awaiting the 2024 Reserve Spending Plan. The Finance Committee advised consideration of slowing down withdrawing from Reserves and that they are prepared to reposition the portfolio to reduce volatility.

- The Board reviewed the Lease Re-Registration process and agreed Director Vartian will oversee this process with onsite team.
- Director Vartian reported the Modification Committee and Compliance & ARC Director Adams are in the process of reviewing/modifying Village Guidelines.
- President Dell'Antonia provided brief overview of the upcoming Strategic Planning session.

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 Vartian made a motion to adjourn the meeting. Director Buerkle seconded; the motion passed unanimously. The meeting adjourned at 5:34 PM.


Joe Closs (Jan 17, 2024 16:43 CST)

 Joe Closs, Secretary

17/01/2024

 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.







231116 BOD Meeting Minutes -Final

Final Audit Report

2024-01-17

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