



## Stonebridge Ranch Community Association, Inc.

### MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. December 14, 2023

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, December 14, 2023, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 843 5724 7395).

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

#### **Guests**

Steve Watten, Attorney (Zoom)  
Mandu Nadipelli, 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. Nadipelli addressed the Board about excessive traffic noise in Kensington Village. His home backs up to U.S.380 and asked if SRCA can increase perimeter fence height, add sound barrier wall, and/or add trees/shrubs along perimeter fence to minimize noise. President Dell'Antonia advised the request for sound barrier wall should be made by homeowners to TxDOT. The Board will discuss fence and landscaping requests. However, with TxDOT's upcoming project along U.S. 380, changes (if any) will not take place until that project is complete.

## **CONSENT AGENDA**

Director Norton made a motion to approve the following consent agenda items:

- Approval of the November 16, 2023, Board of Directors Meeting Minutes
- Governance, Reviewed, No Revisions – Closs:
  - Board Room Usage Guideline

Director Buerkle seconded; the motion passed unanimously.

## **OLD BUSINESS**

### **Board Guideline/Policy Review –**

Secretary Closs made a motion to accept the following Revised Board Guideline/Policy, modifying Section III.A.1. the heat index from “100” degrees to “105” degrees Fahrenheit:

- Inclement Weather for Social Events Guideline – Closs

Director Norton seconded; the motion passed unanimously.

Secretary Closs made a motion to accept the following Revised Board Guideline/Policy, with new Community Room Rental rates going into effect December 15, 2023:

- Community Room Guideline and Rental Agreement – Closs

Director Buerkle seconded; the motion passed unanimously.

Secretary Closs made a motion to accept the following Revised Board Guideline/Policy:

- Social Committee Guideline – Closs

Director Norton seconded; the motion passed unanimously.

Secretary Closs made a motion to accept the following Revised Board Guideline/Policy, modifying line on Sponsor Form from “Cost” to “Value” of the Sponsorship:

- Activities/Events Sponsorship Program Guideline – Closs

Director Vartian seconded; the motion passed unanimously.

## **NEW BUSINESS**

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

**SRCA Documents Available on the SRCA Website** – Secretary Closs made a motion to propose to list on SRCA website rolling 12 months of Board of Directors Meeting Minutes and Committee Meeting Minutes. Director Vartian seconded; the motion passed unanimously.

**Board Approval of Committee Officers** – President Dell’Antonia made a motion to accept the following Committee Chairs:

- Amenities Committee: Chair (No Change) – Lisa Porter
- Communications Committee: Chair (New) - Debbie Cagle Wells
- Finance Committee: Chair (No Change) – George Warman
- Landscape & Grounds Committee: Chair (No Change) – Mary Patrick
- Modifications Committee: Chair (No Change) – Barry Kleckner, Co-Chair (New) – Micheal Warner
- Social Committee: Chair (No Change) – Bill Arnold

Vice President Batson seconded; the motion passed unanimously.

## **ASSOCIATION REPORTS**

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

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

## **EXECUTIVE SESSION CONVENED AT 1:46 PM**

### **OPEN SESSION RECONVENED AT 5:08 PM**

#### **Summary of Executive Session:**

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

**Foreclosure Report** – No actions were taken.

**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. Vice President Batson made a motion to accept the above Information Only Reports. Director Vartian seconded; the motion passed unanimously.

In reference to the High-Profile Violations Report, Account #4 under Priority Open List (Acct Number ending 9107), Vice President Batson made a motion for Compliance Team to give homeowner notice about daily fine increasing from \$50 to \$100. Secretary Closs seconded; the motion passed unanimously.

Executive Director Matt and Financial Manager Duray presented the Variance Report. For future Variance Reports, Executive Director Matt will indicate if significant variances are permanent (e.g., utility rate increases) or one-time events (e.g., extraordinary storm damage repairs). Executive Director Matt and L&G Director Roebuck presented the Project Reports. Secretary Closs made a motion to accept the above Information Only Reports. Director Vartian seconded; the motion passed unanimously.

**PR Firm Update/Review** – Executive Director Matt provided an update on the Association's search for PR Firm for the Beach Club Renovation Project. Secretary Closs made a motion for Vice President Batson and Director Norton (with Director Buerkle and Secretary Closs as non-voting alternates) to act for the Board. Director Vartian seconded; the motion passed unanimously.

Vice President Batson made a motion to move forward with negotiating a contract with The Power Group billed on phase-based needs, instead of annual contract with monthly billing. 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 the L&G Committee has begun approving/reviewing 2024 projects, one of which is seeking alternative ways to communicate with irrigation controllers.
- Secretary Closs announced the Social Committee approved new Bingo Guest Fees effective February 2024, with new \$10 gift card prizes.
- Vice President Batson announced the Communications Committee's Secretary is Chuck Collins.
- Director Norton stated the Amenities Committee is reviewing pool guest fees, punch card usage, and tennis contracts.
- President Dell'Antonia informed the attendees that he has reached out to West Grove Developers in an effort to learn more about construction developments/status updates.

**Legal Update** – Attorney Watten provided an update on association legal matters.

**Discuss and Act on Any Confidential Items from Homeowner Open Forum** – With regards to Mr. Nadipelli's request to increase perimeter fence height and/or add trees/shrubs along perimeter fence for Kensington Village, it is unlikely the Board will consider increasing the perimeter fence height for any village. However, the Board will not be making any final decisions until after TxDOT's U.S. 380 project is complete.

## **ADJOURNMENT**

Director Buerkle made a motion to adjourn the meeting. Secretary Closs seconded; the motion passed unanimously. The meeting adjourned at 5:10 PM.

  
Joe Closs (Feb 2, 2024 07:28 CST)  
Joe Closs, Secretary

Feb 2, 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.**







# 231214 BOD Meeting Minutes - Final

Final Audit Report

2024-02-02

Created:	2024-02-01
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