



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. January 25, 2024

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, January 25, 2024, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 894 8392 5012).

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
Scott Finley, Communications Director, GrandManors
Jodie Walker, VP of Onsite Management, GrandManors
Donn Gilray, VP of Financial Management, GrandManors

Guests

Steve Watten, Attorney (Zoom)
Nathan De Guia, Homeowner
John Scott, Homeowner (Zoom)
Angela Shorts, 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 issues were brought forth by homeowners.

CONSENT AGENDA

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

- Approval of the December 14, 2023, Board of Directors Meeting Minutes

Secretary Closs seconded; the motion passed unanimously.

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

- Ratify Electronic Vote: Approval of Contract and Funding Request for The Power Group

Director Norton seconded; the motion passed unanimously.

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

- Governance, Reviewed, No Revisions – Dell'Antonia:
 - Handling Media Inquiries Guideline
 - Firearms Policy
 - Whistleblower Policy
 - BOD Authority to Override Guideline
 - Committee Service Guideline
 - Nominating Committee Guideline

Director Norton seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline/Policy Review –

President Dell'Antonia made a motion to table the following Board Guideline/Policy to next month:

- Pool Season Guideline – Revised, Norton

Vice President Batson seconded; the motion passed unanimously.

Treasurer Counts made a motion to accept the Payment Plan Methods of Payments Resolution, modifying “Proposed Solution” listed on the resolution to include acceptance of credit card payments at onsite office. Director Vartian seconded; the motion passed unanimously.

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

- Time Saving Operational Guideline – Counts

Director Buerkle seconded; the motion passed unanimously.

Vice President Batson made a motion to accept the Revised Strategic Plan, modifying the “Assigned To” sections on Strategies Priority #1-4, removing “Action Item” #4 under Priority #6, and update numbering throughout document. Director Vartian seconded; the motion passed unanimously.

President Dell'Antonia made a motion to move the Update on Sponsorship Program to Executive Session.

NEW BUSINESS

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

Review/Approve Resolution from Nominating Committee – Treasurer Counts made a motion to approve the Resolution from Nominating Committee. Vice President Batson seconded; the motion passed unanimously.

Review/Approve Notice of Annual Membership and Organizational Meeting – Vice President Batson made a motion to approve the Notice of Annual Membership and Organizational Meeting, pending cyber vote of final edits to notice letter. Director Buerkle seconded; the motion passed unanimously.

Review/Approve Board Resolution: Bylaws Revision for Term Limits – Vice President Batson made a motion to approve the Board Resolution: Bylaws Revision for Term Limits. Director Norton seconded; the motion did not pass with 3-4 vote. Voted For: Vice President Batson, Treasurer Counts, Director Norton. Voted Opposed: President Dell’Antonia, Secretary Closs, Director Buerkle, Director Vartian.

ASSOCIATION REPORTS

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

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

EXECUTIVE SESSION CONVENED AT 3:17 PM

OPEN SESSION RECONVENED AT 5:52 PM

Summary of Executive Session:

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

Foreclosure Report – Treasurer Counts made a motion to send to foreclosure account #3 (account ending 6983); to send to foreclosure accounts #1 and #4 (account ending 5706 and 0881) contingent on if 2024 assessment is outstanding after 1/31/24. Vice President Batson seconded; the motion passed unanimously.

Information Only Reports – Executive Director Matt, 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), Appeals Report, Variance Report, and Project Reports. Vice President Batson made a motion to accept the above Information Only Reports. Director Norton seconded; the motion passed unanimously.

PR Firm Update/Review – The Power Group (Amy Powers, Meagan Byrne, Hope Beitchman) provided a verbal update on upcoming scope of work.

Discuss Fine Collection Process – Director Vartian and Compliance & ARC Director Adams provided a verbal update on refining the collection process for outstanding fines, fine waiver process and homeowner in good standing balance amount.

Review/Approve Funding Request for Lake Wall Change Order – Treasurer Counts made a motion to approve funding not to exceed \$18,000, and for funding source to be updated to read “Transfer from Operations to Reserve as part of the Budget”. Director Buerkle seconded; the motion passed unanimously.

Review/Approve Funding Request for 2024 Fence Replacement – Treasurer Counts advised this does not need to be reviewed as funding was already approved at the October 12, 2023, BOD Meeting.

Review/Approve Funding Request for Monuments Refurbish/Repair – Executive Director requested this item to be tabled to next month.

Board Liaison Committee Reports Including Any Updates to the Strategic Plan

- Director Buerkle provided the monthly L&G update and reported on the new Landscape Consultant. Dr. R.E. Moon and Associates have started working with SRCA on monthly LMC inspections and provide monthly newsletter articles related to L&G care.
- Treasurer Counts announced Financial Manager Duray will take over producing the monthly Finance Committee Collection Reports.
- Director Norton stated the Amenities Committee is reviewing instructor contracts for tennis and pickleball lessons.
- Director Vartian reported the Modifications Committee did not meet in January.
- Vice President Batson announced the Communications Committee did not meet in January. The next meeting is February 1, 2024.

- Secretary Closs announced Social Committee member, Bruce Singer, has moved to be an Alternate Member, and Kyra Williams, will move out of Alternate Member to take Bruce Singer's place. The Social Committee also recommended the Board to charge a nominal fee at select signature 2024 events, starting with the 2024 Wine Tasting Event. The Board requested the Social Committee to present a comprehensive list of 2024 events with proposed guest fees for Board to review at a future Board meeting.
- Secretary Closs reported the Sponsorship Committee is discussing with a vendor their potential role as the SRCA agent responsible for soliciting sponsors under a new Sponsorship Program.
- GrandManors' Vice President of Onsite Management, Jodie Walker, reported the Board's request for P: Drive Mirror has been completed and will look into the possibility of staff taking over Office 365/SharePoint Administration from the Board.

Legal Update – There were no items to discuss.

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. Secretary Closs seconded; the motion passed unanimously. The meeting adjourned at 5:54 PM.


Joe Closs, Secretary

28 FEB 24
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.**