



VISION STATEMENT

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

Detail

Date February 14,2024	Time: 3:39pm
Location: SRCA Community Room/Zoom	Prepared by: Deanna Herges

Attendees

	Lisa Porter – Committee Chair
X	Nathan de Guia – Committee Vice-Chair
X	Jim Terilli – Committee Member
	David Morgan – Committee Member
	Tom Fredricks – Committee Member
X	Deanna Herges – Committee Secretary
X	Harlow Hagee – Committee Member
	David Vartian – Committee Alternate Member
X	Jim Norton – SRCA Board Liaison
	Brian Matt – SRCA Executive Director (GrandManors)
X	Eric Ortega – SRCA Maintenance Management (GrandManors)
	Matthew Roebuck – SRCA Landscape & Ground Management (GrandManors)
	Yee-Lin – SRCA (GrandManors)
X	Connie Baxter – Lifestyle Director - Stonebridge Ranch Community Association, Inc.
X	Jodie Walker - Executive Director with GrandManors
	Joe Closs -- Stonebridge Social Committee Member (Club Safety Officer)
	Scott Finley – SRCA Communications Director (GrandManors)
X	Bob Wheat – Resident living by Regent Park
	Guests

Minutes

Agenda	Notes	Action Item	Owner
Call to order	3:39pm Quorum in attendance		
Approve minutes	Motion passed to approve August meeting's (Harlow, JimT)	Submit last meeting minutes for record	Deanna
Guest : Bob Wheat	Residents installed personal lights at the Regents park and have been asked to remove them per HOA rules. Bob requested to leave the lights for evening events due to residents' use of the park (without approval): - Weddings	New request process	Harlow

Agenda	Notes	Action Item	Owner
	<ul style="list-style-type: none"> - Evening outings - Movie night (TV brought in) - BBQ <hr/> <p>Current rules include the park is only open dawn to dusk. SB insurance requires specific inspections/approval of electrical activities. Lights must be removed within 2 weeks (JimT, Harlow)</p> <p>Harlow will look for a document that identifies how the resident might formally request lights in the evening and have the committee research the options.</p> <p>The committee will discuss this further at next month's agenda.</p>		
Tennis and Pickleball Program	<p>Deanna presented an education on what a premier tennis and pickleball program might look like and key next steps.</p> <ul style="list-style-type: none"> -Jim N will determine how best to share this with the board -Connie will get the final potential lead for the program to present to the sub-committee so they can complete the evaluation matrix for all participants -Deanna to connect with Connie to determine approach for a calendar 	<p>Present to board</p> <p>Complete vendor reviews</p> <p>Create a central calendar</p>	<p>Jim N</p> <p>Connie</p> <p>Connie/Deanna</p>
Pickleball lessons	<p>It was determined that Connie has not contacted Jeremy on the request to and stay away from highly active evenings (Tuesday or Friday).</p>	<p>Notify Connie</p>	<p>Brian</p>
Sharepoint	<p>Jim T still does not have access to update sharepoint with his park assessment information. It was recommended that Grand Manor take over the security process to expedite this situation</p>	<p>Talk to the board</p>	<p>Brian</p>
Wellington 7	<p>A proposal to remediate the Wellington 7 lake was shared via PondMedics. The Amenities committee agreed with initiating the multi-phased work and recommended this initiative to the board</p>	<p>Recommend to the board</p>	<p>Jim N</p>
La Cima	<p>The railing has completely rusted through and needs replacement (Nathan)</p>	<p>Gain Estimate underway</p>	<p>Eric</p>

Agenda	Notes	Action Item	Owner
Playground Mulch	A landscaping company has highlighted several parks in need of new mulch. Eric will share a list of priority parks and Amenity Park owners will validate prior to recommendations.	List of priority Parks	Eric
Fountainview	The lake is leaking and it's unclear the extent of the issue or the root cause. There was a recommendation to run a camera down the well to help identify the problems.	Under Study continues	Eric
Beach and Tennis	The basketball nets have been upgraded and the backboards painted. Lines still need to be painted and it was recommended that it be done inhouse to minimize cost (Harlow, JimT)	Paint lines	Eric
Pool Update	A contractor has been hired to create SPECS for an RFP.	Update	Eric
New Board Member!	Nathan will join the SB board and resign his role as vice-chair of the Amenities Committee. Lisa will reassign his parks and we will look for new members for our committee.	Update Parks & New Members	Nathan Lisa
Adjourn	Motion passed to adjourn 4:59 p (JimT, Harlow)		
Next meeting	Marh 13, 2024 3:30pm		

Amenity project list

Since 2019

Project	Description	Status
Quail Creek (2023 plan)	Pond dredging and refurbishment – Under litigation, therefore no changes should happen	Board approved (2023)
Fish study	Conduct 2 studies to measure sport fish improvements resulting from the fish feeders at Wellington and Big La Cima	Committee approved (2023)
Fountainview	Pond dredging and refurbishment	Under Study (2024)
Pickleball court	Construct additional pickleball courts; Funding not available in 2023	Committee researched – remains on the priority list
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 (ActiveNet) at pickleball courts, tennis courts, beach club, and aquatic center. Focus will be the pools for initial phase.	Completed (2023)
Fish feeders	Gain estimate to move fish feeders further off shore - Additional options are expensive	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)
Fish feeders	LaCima fish feeders removed	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)
Beach & Tennis	Tennis court lights have been changed to LED.	Completed (2023)
Miller Pond	Millard Pond dredging has been completed. The bags of collected silt will be opened and tested in January. It will take several more months for the silt bags to dry than planned	Completed (2023)
Nora Haney	Remove unsafe and unrepairable bleachers Reinstate soccer goals from Plainview	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)
Playground surfaces (annual event)	5 parks need new mulch. 'sponge base' bottom option has been eliminated due to heat	Completed (2023)
Priest Meadow	Priest Meadow aerator installation	Completed (2023)
Wellington 5	Efforts to secure the banks has been moved to the landscaping team	Completed (2023)
Plainview	Removed soccer goals and reinstated them at Nora Haney. Several residents requested the goals be in Plainview but the asset was not intended for larger scale events and does not have appropriate parking to accommodate such activities, therefore no goals will be in Plainview	Completed (2023)
Wellington 7	Drained the pond to locate the root cause and fixed the leak Overflow leak was then identified – fix TBD	In progress (2023)
Community garden	Install a community garden at a TBD location	Proposed (2023)
Disc golf course	Install a disc golf course at a TBD location	Proposed (2023)

Melton Ridge playground	Construct a playground inside Melton Ridge village	Proposed (2022)
Beach and Tennis	The tennis courts have been retrofitted with LED lights.	Complete (2024)
Pool Guest Fees	It was discussed to raise the guest fees to the pools. It was recommended that all free or reduced fees be removed and the fees should stay the same until the pool is updated.	Recommended (2024)
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. It connect with upstream smaller lakes On hold until construction is complete	Remove (2023)
Pool Guest Fees	The committee recommended that all free or reduced fees be removed and the fees should stay the same until the pool is updated	Complete (2024)
Nora Haney	Develop a multi-amenity facility at Nora Haney; lack of restrooms is a large hurdle	Tabled
Pickleball striping tennis courts	Striping additional tennis courts for pickleball has been tabled	Tabled
Putting green	Replace the decomposed granite section at the Plaza with a miniature golf course. Install a putting course at a TBD location	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.