



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. MARCH 28, 2024

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, March 28, 2024, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 854 0949 5033).

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 (Zoom)
Jim Buerkle, Director
Nathan de Guia, Director
Kristen Vartian, Director

Management

Jodie Walker, VP of Onsite Management, GrandManors (Zoom)
Amber Pendergrass, Client Success Manager, GrandManors
Lee-Yen Elliott, Executive Assistant, GrandManors
Eric Adams, Modifications and ARC Director, GrandManors
Lucy Duray, Financial Manager, GrandManors

Director Absent

Joe Closs, Secretary

Guests

Steve Watten, Attorney (Zoom)
Michael Warner, Homeowner

CALL TO ORDER

President Dell'Antonia established quorum was met and called the meeting to order at 12:38 PM.

HOMEOWNER OPEN FORUM

No issues were brought forth by homeowners.

CONSENT AGENDA

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

- Approval of the February 22, 2024, Board of Directors Meeting Minutes

Director Buerkle seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline/Policy Review

Director Vartian made a motion to approve the following revised Board Guideline/Policy:

- Modifications Committee Guideline
- Fees for Modification Applications Policy

Vice President Batson seconded; the motion passed unanimously.

Director Vartian made a motion to table the following Board Guideline/Policy to next month:

- Covenant Enforcement and Fining Policy

Director de Guia seconded; the motion passed unanimously.

Review/Approve Revised Community Room Guideline and Rental Agreement – Director Vartian made a motion to table this discussion to next month, pending additional revision to section III. C. Vice President Batson seconded; the motion passed unanimously.

Review/Approve Revised Pool Season Guideline (Implementing Previously Approved Change to Pool Season Guest Cards) – Director de Guia made a motion to approve the revised Pool Season Guideline. Director Buerkle 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.

Review/Approve Appointment of New Board of Director – President Dell’Antonia made a motion to approve the Appointment of New Board Director Resolution, confirming Michael Warner’s future appointment and add Michael Warner to the Board immediately, as an unpaid, non-voting Consultant. Vice President Batson seconded; the motion passed unanimously.

Review/Approve Budget Resolution – Treasurer Counts made a motion to approve the SRCA Annual Budget Resolution clarifying CC&Rs Article V – Covenants for Assessments, 5.3 Basis and Amounts of Annual Assessment. Vice President Batson seconded; the motion passed unanimously.

Review/Approve 2024 Pool Season Calendar – Vice President Batson made a motion to approve the presented Schedule B Calendars for Beach Club and Aquatic Center with the following revisions:

- Open Beach Club on Monday 8/5/24, 10am-8pm
- Open Beach Club on Saturday, 9/21/24, 12pm-5pm
- Open Aquatic Center on Tuesday, 8/6/24, 10am-8pm

Director Vartian seconded; the motion passed unanimously.

Beach Club Update (Verbal) – Client Success Manager Pendergrass gave a verbal update on status of beach club repair/replacement.

Report 2024 Annual Meeting Assessment Prize Drawing Winners – Client Success Manager Pendergrass reported this year’s winners are account numbers: R0766018L0607018 and R0763211L0604197.

ASSOCIATION REPORTS

Financial Report – Financial Manager Duray reviewed the following financial reports for February 2024 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 2:25 PM

OPEN SESSION RECONVENED 5:45PM

Summary of Executive Session:

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

Foreclosure Report – Treasurer Counts made a motion to send to foreclosure all accounts listed on the Foreclosure Report (accounts ending in 9853 and 9553). Vice President Batson seconded; the motion passed unanimously.

Information Only Reports – Client Success Manager Pendergrass, Executive Administrator Elliott, Compliance and ARC Director Adams, and L&G Director Roebuck presented the following Reports: Collections Committee Reports (Payment Plans, Waiver Requests), Violations Reports (Violations Aging, Non-Submittals, High- Profile), Variance Report, and Project Reports. Director Vartian made a motion to accept the above Information Only Reports. Director de Guia seconded; the motion passed unanimously.

Treasure Counts made a motion to move the remaining balance of \$1,862.29 from ActiveNET project to Undesignated Capital. Vice President Batson seconded; the motion passed unanimously.

Review/Approve Funding Request for Millerd Pond Project (Landscaping and Irrigation) – Vice President Batson made a motion to move the remaining balance of \$3,903.16 from Quail Ridge Project and \$23,813.95 from Wellington Pond Project to Millerd Pond Dredging project. Director de Guia seconded; the motion passed unanimously.

Review/Approve Temporary Car Allowance/Excess Mileage Charge (Hourly Staff) – Director Vartian made a motion to approve reinstating the temporary car allowance for hourly staff, to be reviewed again before preparing Budget for 2025. Director Buerkle seconded; the motion passed unanimously.

Review/Approve Stonebridge 2024 Departmental Savings –2024 Departmental Savings Budget Reductions were presented with a goal of achieving an additional \$450,000.00 savings toward Retained Earnings. The Board supports the efforts of each Department as presented.

Update on Executive Director Search – Director Buerkle and Director Vartian presented proposed General Manager Qualifications. After discussion, Director de Guia will provide the Board with more comprehensive steps in selecting qualifications, preferred requirements, and interview questions.


Board Liaison Committee Reports Including Any Updates to the Strategic Plan – Reports accepted as submitted.

Legal Update – Attorney Watten provided a legal update on pending cases.

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

ADJOURNMENT

Vice President Batson made a motion to adjourn the meeting. Director Vartian seconded; the motion passed unanimously. The meeting adjourned at 5:47PM.


Joe Closs (Apr 26, 2024 13:05 CDT)

Joe Closs, Secretary

Apr 26, 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.**







240328 BOD Meeting Minutes -Final

Final Audit Report

2024-04-26

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"240328 BOD Meeting Minutes -Final" History

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