



Stonebridge Ranch Community Association, Inc.

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

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, April 25, 2024, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 898 8880 3547).

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
Nathan de Guia, Director
Kristen Vartian, Director

Management

Jodie Walker, VP of Onsite Management, GrandManors
Julia Anthony, Director of Community Association Management, GrandManors
Amber Pendergrass, Client Success Manager, GrandManors
Lee-Yen Elliott, Executive Assistant, GrandManors
Lucy Duray, Financial Manager, GrandManors

Guests

Steve Watten, Attorney (Zoom)
Michael Warner, Homeowner
Heather Kindt, Homeowner
Jim and Kathleen Bostick, Homeowner
Laura DeForge, Homeowner
Denses Berardesco, Homeowner
Jim Young, Homeowner
Scott Wilder, 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

Ms. Kindt requested the Board to add a different type of access gate (instead of the current swing arm bar barrier) to the emergency vehicle access drive at the end of Rota Drive in Sorrento Village due to safety concerns from its proximity to a commercial strip mall.

Mr. and Mrs. Bostick and Ms. DeForge addressed the Board about landscaping and amenities concerns around Wellington ponds. The Board advised longer grass around the perimeter of ponds is intentional, to keep dirt and debris out of the water. The Board will request L&G Director to research reported irrigation issues round the greenbelt and provide homeowners with update. The Board also advised they are looking into repair options for ongoing project to repair leak at Wellington Pond 7.

CONSENT AGENDA

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

- Approval of the March 28, 2024, Board of Directors Organizational Meeting Minutes, revising title of Executive Administrator to Executive Assistant
- Approval of the March 28, 2024, Board of Directors Meeting Minutes, revising title of Executive Administrator to Executive Assistant
- Board Guideline/Policy – Reviewed, No Changes
 - Leasing of Single Occupancy Dwellings Policy - Vartian

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:

- Lease Registration Policy

Vice President Batson seconded; the motion passed 6-1. Voted For: President Dell'Antonia, Vice President Batson, Treasurer Counts, Secretary Closs, Director de Guia, Director Vartian; Voted Opposed: Director Buerkle.

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

- Special Case Process for Covenant Enforcement and Fining Guideline

Director Buerkle seconded; the motion passed unanimously.

Director Vartian made a motion to approve the following revised Board Guideline/Policy, with additional revision to allow 3 consecutive days for estate sale:

- Estate Sale Policy

Secretary Closs seconded; the motion passed unanimously.

Director Vartian made a motion to table the following Board Guideline/Policy to next month to incorporate attorney's language to policy:

- Covenant Enforcement and Fining Policy

Vice President Batson seconded; the motion passed unanimously.

Review/Approve Revised Community Room Guideline and Rental Agreement – Vice President Batson made a motion to approve the revised guideline, with additional revision to charge Sub-Association \$40 Administrative Fee for rentals for all Sub-Association meetings, and to update the Rental Agreement to reflect the fee. Director de Guia seconded; the motion passed unanimously.

Update on Association Document Repository – Secretary Closs updated the Board on the status of the Association Document Repository project and will continue to discuss further with GrandManors on which portal(s) association documents will be uploaded to.

NEW BUSINESS

Discuss and Act on Any Non-Confidential Items from Homeowner Open Forum – The Board and onsite GrandManors management team will research/review feasibility of homeowner’s request for a different type of access gate to the emergency vehicle access drive at the end of Rota Drive in Sorrento Village.

Review/Approve Veterans Recognition Plaza Resolution – The Board reviewed the resolution and advised Secretary Closs to move forward with gathering additional information to bring back to the Board for further review.

Review/Approve Administrative Collection Fee Resolution – Treasurer Counts made a motion to approve the Administrative Collection Fee Resolution and Administrative Fee Board Guideline, with additional revision to add \$25/month charge to the Guideline, effective August 1, 2024. Vice President Batson seconded; the motion passed unanimously.

ASSOCIATION REPORTS

Financial Report – Financial Manager Duray reviewed the following financial reports for March 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 2:47 PM

OPEN SESSION RECONVENED 6:22 PM

Presentation from Dr. Moon, L&G Consultant – Dr. Moon presented the Board with proposed changes to Request for Proposal for LMC vendors.

Presentation from Classic Construction & Restoration, Inc., Contractor for Stonebridge Lake Wall Project – Mr. Aaron Painter, CEO, and Mr. Josh Paulin, VP of Operations, from Classic updated the Board with project status and causes of delay.

Summary of Executive Session:

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

Foreclosure Report – Vice President Batson made a motion to send to foreclosure all accounts listed on the Foreclosure Report (accounts ending in 6531 and 2949). Secretary Closs seconded; the motion passed unanimously.

Information Only Reports – Client Success Manager Pendergrass, Executive Assistant Elliott, and L&G Director Roebuck presented the following Reports: Collections Committee Reports (Payment Plans, Waiver Requests), Violations Reports (Homeowner Compliance Percentage, Violations Aging, Non-Submittals, Modification Applications), Appeals Report, Variance Report, and Project Reports. Vice President Batson made a motion to accept the above Information Only Reports. Director Vartian seconded; the motion passed unanimously.

The High Profile Violations Report was not presented this month.

Director Buerkle made a motion to deny New Business Appeal #2 (account ending in 8919) listed on the 4/18/24 Appeals Meeting Minutes. The homeowner will need to remove the non-compliant driveway gate and remove the trailer from the driveway. Director Vartian seconded; the motion passed unanimously.

Status of Board Liaison Assignments – President Dell’Antonia made a motion to stay with the Board Liaison Assignments listed in the March 28, 2024, Board of Directors Organizational Meeting Minutes. Vice President Batson seconded; the motion passed unanimously.

Review/Approve the Finance Committee to Model a 3-5 Year Projection of the Association’s Future Financial Position with the Assistance of GrandManors On-Site Staff – Treasurer Counts made a motion to approve the Finance Committee to model a 3-5 year projection of the Association’s future financial position with the assistance of GrandManors On-Site Staff in time to prepare 2025 Budget (July 2024). Vice President Batson seconded; the motion passed unanimously.

Update on Personnel Staff – The Board decided to promote two employees in the Modifications and Compliance Department as Team Leads and, at this time, will not staff the previous Compliance and ARC Director role.

Update on Executive Director Search – GrandManors presented two resumes, but the Board has not shown interest in interviewing the candidates. GrandManors will continue to search for candidates based on the Board’s criteria.

Board Liaison Committee Reports Including Any Updates to the Strategic Plan –

- L&G Committee – Director Buerkle presented the monthly water consumption report and the L&G Committee’s recommendations for winter color bed conversions. Director Buerkle made a motion to deny the Committee’s recommendation for Winter Color, in favor of leaving Summer Color in for as long as possible. Director Vartian seconded; the motion passed unanimously. The Board would entertain other less expensive color bed options for Winter.
- Finance Committee – Treasurer Counts presented the monthly Finance report. President Dell’Antonia and Treasurer Counts provided information on Steptoe & Johnson. Vice President Batson made a motion to approve an Agreement with Steptoe & Johnson to collect fines and other amounts determined by the Association, pending contract review. Director Vartian seconded; the motion passed unanimously.

Treasurer Counts made a motion to accept Finance Committee’s recommendation to contract with Reserve Advisors, pending contract revisions to Board satisfaction. If the Reserve Advisor’s contract cannot be amended to the Board’s satisfaction, the next recommendation is Association Reserves. Vice President Batson seconded; the motion passed unanimously.


- Amenities Committee – Director de Guia presented the Amenities Committee’s 2024 Project List and advised options for expanding pickleball courts is a high priority.
- Communications Committee – Vice President Batson reported the Sponsorship Program is close to being finalized.
- Modifications Committee – Director Vartian updated the Board on Modification Committee progress.
- Social Committee – Director Closs informed everyone this season’s first Evening on Veranda had a good turnout.

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

Director Vartian made a motion to adjourn the meeting. Director Buerkle seconded; the motion passed unanimously. The meeting adjourned at 6:26 PM.


Joe Closs (May 31, 2024 15:59 CDT)
Joe Closs, Secretary

May 31, 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.**

240425 BOD Meeting Minutes - Final 2

Final Audit Report

2024-05-31

Created:	2024-05-31
By:	Lee-Yen Elliott (lee-yen.elliott@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGiFhWMBRf5SeF13I-leLbATiPaR3eE9U


"240425 BOD Meeting Minutes - Final 2" History

 Document created by Lee-Yen Elliott (lee-yen.elliott@grandmanors.com)

2024-05-31 - 7:19:41 PM GMT

 Document emailed to jvcloss@stonebridgeranch.com for signature


2024-05-31 - 7:23:46 PM GMT

 Email viewed by jvcloss@stonebridgeranch.com

2024-05-31 - 8:58:36 PM GMT

 Signer jvcloss@stonebridgeranch.com entered name at signing as Joe Closs

2024-05-31 - 8:59:29 PM GMT

 Document e-signed by Joe Closs (jvcloss@stonebridgeranch.com)

Signature Date: 2024-05-31 - 8:59:31 PM GMT - Time Source: server

 Agreement completed.

2024-05-31 - 8:59:31 PM GMT