



VISION STATEMENT

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

Detail

Date April 10, 2024	Time: 3:35pm
Location: SRCA Community Room/Zoom	Prepared by: Jim Terilli

Attendees

X	Lisa Porter – Committee Chair
	– Committee Vice-Chair
X	Jim Terilli – Committee Member
X	David Morgan – Committee Member
	– Committee Member
	Deanna Herges – Committee Secretary
X	Harlow Hagee – Committee Member
	David Vartian – Committee Alternate Member
	– SRCA Board Liaison
	– 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.
	Jodie Walker - Executive Director with GrandManors
	Joe Closs -- Stonebridge Social Committee Member (Club Safety Officer)
	Scott Finley – SRCA Communications Director (GrandManors)
X	Jim Buerkle, Nathan de Guia, & Amanda Batson – HOA Board Members - Guests

Minutes

Agenda	Notes	Action Item	Owner
Call to order	3:35pm Quorum in attendance		
Approve minutes	Motion passed to approve August meeting's (JimT, David M). Tom Fredricks has resigned his committee position.	Submit last meeting minutes for record	Deanna
Leadership Changes	The new Amenities Committee HOA Board Member has not been decided. To be decided at the next HOA Board meeting. Brian Matt (GrandManors Director) has resigned, the Board is still actively interviewing for a replacement	None	

Agenda	Notes	Action Item	Owner
Regent Park Lights	The lights installed by the residents have been removed; verified by Jim T & Eric	None	
Documentation for Amenities Adjustment Request	Harlow will locate and share with this team, the required documentation for a resident to request a change to a SB amenity.	Search and Share	Harlow
Tennis and Pickleball Program	Nathan will share the date the board can hear the overview of the program. Date has not been decided as of this meeting.	Share date	Nathan
Racquets Calendar	Calendar: Connie is actively collecting court reservation from the PB and Tennis leaders to be posted on the SB calendar and shared more broadly	Continue	Connie
Pickleball lessons	Connie requested Jeremy to move his Pickleball Lessons to the beach club on Tuesday evening. Tuesdays have a high volume of residents playing at Coronado. Connie also shared Jeremy's consistent lesson schedule.	Thank you!	
Tennis Program Lead	For the time being, Dave Weist will remain the lead of the program. The ratings/evaluations for the role should still be utilized for him and any new potential partner,	Info	
Tennis Program oversight	The Amenities Committee has requested to have oversight to the overall program. Connie will ask Dave to meet with the sub-committee.	Set-up Meeting	Connie
Lake Oversight (large contracts)	It was recommended that the Amenities Committee have oversight to the Magnolia Fisheries / Lone Star (fountain repair) activities. To be at the next meeting. With this we'll need a sub-committee with a lead to drive the deep dives. An initial presentation to the sub-committee by the vendors should be first (including the financials) with regular connects after the team feels comfortable.	Identify Sub-Committee & Point	All
Convert Tennis Court #8 to 4 Pickleball Courts	Option to convert 1 tennis court to 4 pickleball courts. After a lot of back and forth with the Board members, the committee decided to ask Eric to request bids to convert Tennis court, add PB		Eric

Agenda	Notes	Action Item	Owner
	courts at Coronado and/or at Nora Haney.		
Sharepoint	Jim to get with Connie (and Connie to identify the right people to assist)	Schedule a meeting	Jim T
Wellington 7	The proposal to remediate the Wellington 7 lake was put on hold per the Board due to cost. It will be good to look for any state funds that might be available because it was designed per government regulations / core of engineers	Hold Research funding options	Eric Eric
La Cima	The railing has completely rusted through and needs replacement. An estimate was obtained. Moving forward with replacement	Moving forward	Eric
Playground Mulch	Several parks were identified (via landscaping team) to have low mulch with is a safety issue. Concerned parks include Aquatic Center & Willow Brook (Lisa), Wyndsor Grove Pocket Park (Tom), Eagle Creek & Arbor Glen (Deanna) There is a line on the playground that indicates the appropriate 'safe' level of mulch. Each park owner should look for this. Eric moving forward with adding mulch as the funds are available in the Reserve Budget	Park owners check the Mulch levels Adding mulch to the priority parks	All Eric
Fountainview	Fountainview corrections is on hold per funds. 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.	Hold	Eric
Beach and Tennis Basketball	The basketball lines were repainted, poorly but done. The backboards still need to be complete	Backboards & Poles	Eric
Pool Update	Problems continue with the current pool. The tarps over the pavilions are falling apart but will remain as is, to provide some shade for the time being. The Aquatic pool needs a facelift and should be completed before we shut	Update	Eric

Agenda	Notes	Action Item	Owner
	down the big pool for renovations. The board members in attendance gave the committee an update.		
Adjourn	Motion passed to adjourn 5:00pm (JimT, David M)		
Next meeting	May 8, 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	Issues (2023)
Wellington 7	The proposal to remediate the Wellington 7 lake was put on hold per the Board due to cost.	Hold (2024)
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)
Fountainview	Fountainview corrections is on hold per funds. 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.	Hold (2024)

Pickleball Lesson Schedule	A formal pickleball lesson schedule has been created via Jeremy, including leaving the Coronado Courts open on Tuesday evening due to high resident turn-out.	Complete (2024)
Regent Park	Neighborhood posted lights have been removed from the park.	Complete (2024)
Pool Guess 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.