



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. JUNE 27, 2024

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, June 27, 2024, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 860 1706 8860).

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
Michael Warner, Treasurer
Joe Closs, Secretary
Jim Buerkle, Director
Kristen Vartian, Director

Directors Absent

Nathan de Guia, Director

Management

Jodie Walker, VP of Onsite Management, GrandManors
Amber Pendergrass, Client Success Manager, GrandManors
Lee-Yen Elliott, Executive Assistant, GrandManors
Lucy Duray, Financial Manager, GrandManors
Eric Ortega, Maintenance Supervisor, GrandManors
Mathew Roebuck, L&G Director, GrandManors

Guests

Steve Watten, Attorney (Zoom)
Amy Power, The Power Group, PR Firm (Zoom)
Hope Beitchman, The Power Group, PR Firm (Zoom)
Meagan Byrne, The Power Group, PR Firm (Zoom)
Jim Young, Homeowner
Ricki Lascody, Homeowner
Allison Wurtz, Homeowner
Robert Simon, Homeowner
John Daniels, Homeowner
Catherine Mooney-Burton, Homeowner
Susan Skirvin, Homeowner
Shelaine O'Keefe, Homeowner
Daniel Bentley, Homeowner
Anjela Ponce, Homeowner (Zoom)
Davina Gonzalez, Homeowner (Zoom)
Bryon Thornton, Homeowner (Zoom)
Regina Duran, Homeowner (Zoom)
Robert Barker, Homeowner (Zoom)
Cindy Pokladnik, Homeowner (Zoom)
Allison Montemayor, Homeowner (Zoom)
Lisa Quartararo, Homeowner (Zoom)
Erik Hulse, Homeowner (Zoom)

CALL TO ORDER

President Dell'Antonia established quorum was met and called the meeting to order at 12:31 PM.

HOMEOWNER OPEN FORUM

Mr. Young brought to the Board's attention an increase in violations issued that seem to have no merit, given most if not all the violations brought to his attention recently are not new situations. Homeowners in Summer Point have had front yard patios with chairs/benches in place for many years but just recently received violation notices. President Dell'Antonia explained that past compliance inspectors under the prior management company have not enforced all association guidelines and now that is being corrected with the current inspectors being much more diligent about adherence to association guidelines.

Ms. Lascody requested the Board to update association guidelines to recognize that residents without front porches deserve an alternative to a tasteful seating area in their front/side yards. She also requested repairs to sidewalk areas that constantly suffer from drainage/washout issues. Lastly, Ms. Lascody brought forth the need for additional community trash cans placed in strategic areas to help reduce the abandoned dog waste problem along walking trails. President Dell'Antonia explained the association's enforcement of guidelines regarding patio furniture in front yards and stated guidelines are reviewed periodically by the Modifications Committee. He advised Ms. Lascody that sidewalks are maintained by the City of McKinney, not SRCA, and requested her to email suggested locations for additional community trash cans. The onsite office will review and follow up on her trash can request.

Ms. Wurtz asked the Board to allow outdoor seating areas and tree swings in the front yard to improve the aesthetics and convey a sense of family friendly community within SRCA. She also addressed Beach Club pool status and asked for clarification on how pool maintenance/upkeep was handled in the past. She expressed concern that this extremely large expenditure is being discussed under Executive Session, where homeowners cannot listen in. Lastly, Ms. Wurtz requested restructuring Board meetings to allow all homeowners to attend the Homeowners Open Forum collectively, instead of individually. President Dell'Antonia explained the association's enforcement of guidelines regarding patio furniture in front yards and stated guidelines are reviewed periodically by the Modifications Committee. He also stated the pool is 35+ years old and there was no way of predicting current problems. He clarified that currently homeowners can address the Board individually or collectively during the Homeowners Open Forum portion of monthly Board meetings. But homeowners have the option to address the Board privately if there are multiple concerns that may not interest others. Lastly, he advised the Board is working on alternative Board meeting times to hopefully allow for greater homeowner participation.

CONSENT AGENDA

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

- Approval of the May 23, 2024, Board of Directors Meeting Minutes

Secretary Closs seconded; the motion passed unanimously.

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

- Board Guideline/Policy – Reviewed, No Changes
 - Landscape & Grounds Committee Guideline – Buerkle
 - Natural Area Maintenance Guideline – Buerkle
 - Tree Trimming Guideline – Buerkle
 - Records Retention Policy – Closs
 - Records Production and Copying Policy – Closs

Director Vartian seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline/Policy Review

Director Vartian made a motion to table the following Board Guideline/Policy to next month for additional attorney review/revisions:

- Covenant Enforcement and Fining Policy

Vice President Batson seconded; the motion passed unanimously.

Beach Club Update (Informing Homeowners of Status) – Client Success Manager Pendergrass and Director Buerkle provided verbal updates on the status of Beach Club and its upcoming closure after 7/7/24.

NEW BUSINESS

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

Review/Approve Guideline or policy Regarding Compliance in Sub-Associations – Director Vartian made a motion to approve a new Board Guideline: Compliance Enforcement for Sub-Associations/Village Associations. Secretary Closs seconded; the motion passed unanimously.

Ratify Electronic Vote on Revised 2024 Beach Club Pool Calendar – Vice President Batson made a motion to ratify the Electronic Vote on Revised 2024 Beach Club Pool Calendar. Director Buerkle seconded; the motion passed unanimously.

ASSOCIATION REPORTS

Financial Report – Financial Manager Duray reviewed the following financial reports for May 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 1:42 PM

OPEN SESSION RECONVENED 5:46 PM

Summary of Executive Session:

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

Foreclosure Report – There were no items to discuss (pending information from new Collections Attorney, Steptoe & Johnson).

Information Only Reports – Client Success Manager Pendergrass and Executive Assistant Elliott presented the following Reports: Collections Committee Reports (Payment Plans, Waiver Requests), Violations Reports (Homeowner Compliance Percentage, Violations Aging, Priority Violations, Non-Submittals, Modification Applications), Appeals Reports, and Variance Report. Director Buerkle made a motion to accept the above Information Only Reports. Secretary Closs seconded; the motion passed unanimously.

L&G Director Roebuck presented the Project Reports. Secretary Closs made a motion to accept the Project Reports. Vice President Batson seconded; the motion passed unanimously.

Review/Approve the Board Resolution: SRCA Sponsorship Program – Vice President Batson made a motion to accept the Board Resolution to approve launch of the SRCA Sponsorship Program on a trial basis and maintain the ad-supported SRCA News Magazine to operate under these Board Guidelines and documents:

- Activities/Events Sponsorship Program (pending review/update)
- Community Room Guideline and Rental Agreement (pending review/update)
- Editorial Guidelines
- Stonebridge Ranch Sponsorship Community Partnerships & Beyond (pending legal review)

The ad-supported programs, Sponsorship and News Magazine, should be reviewed annually and the respective programs should be revised as needed to ensure both are successful, with recommended implementation on 9/1/24. Director Buerkle seconded; the motion passed unanimously.

Review/Approve the Board Resolution: Compliance Violation Extension – Vice President Batson made a motion to approve the Board Resolution with the following revision: Allowing the Compliance Team authorization to provide a homeowner with an extension between 30-to-90 days with the intent to cure an open violation would allow for a better workflow process and homeowner customer service. Once the extension is provided, the homeowner will not be allotted an additional extension and fines will be suspended during the extension period. If the violation is not cured within the extension period, fines will start up and continue at the end of the extension period. Director Vartian seconded; the motion passed unanimously.

Beach Club Contract Discussion – Vice President Batson made a motion to revise the current 2024 Aquatic Center Calendar, pending lifeguard availability:

- open weekdays from 8/8/24 – 9/30/24, from 4:30pm – 8:00pm (closed on Tuesdays).
- open weekdays for Lap Swim from 9/2/24 – 9/30/24, from 6:00am – 8:00am.

Director Buerkle seconded; the motion passed unanimously.

Review/Approve Funding Request to Replace Railing at La Cima Overlook – Maintenance Supervisor Ortega advised the Board of the need to replace the railing at La Cima gazebo/overlook and presented replacement and repair costs. Director Buerkle made a motion to approve the funding request for \$17,567.50 for replacement of La Cima gazebo/overlook railing (Precision Fence Estimate #3547), from Repair and Replacement Budget. Secretary Closs seconded; the motion passed unanimously.

Review/Approve Village Color Bed Options – Director Buerkle made a motion to install color in 17 main monuments and accent plant material in the remainder of village entrance beds, starting in 2025. Vice President Batson seconded; the motion passed unanimously.

Review/Approve Funding Request for Dr. Moon Consulting RFP and Bid Analysis – Vice President Batson made a motion to approve the funding request for \$10,000.00 for Dr. Moon consulting RFP and bid analysis, from Operating Budget. Director Buerkle seconded; the motion passed unanimously.

Review/Approve Funding Request for Storm Water and Erosion L&G Projects (Timeline for Next 90 Days) – Director Buerkle made a motion to approve the following funding requests for storm water and erosion L&G projects:

- For \$11,707.21 for Berkshire and Ridge Tunnel’s Immediate/Temporary Erosion Control at \$1,790.69 (Manders Estimate #4660148), Glen Oaks and Ridge Tunnel’s Immediate/Temporary Erosion Control at \$1,790.69 (Manders Estimate #4660148), Saddlehorn Creek Walking Trail’s Immediate/Temporary Erosion Control at \$7,195.97 (Envision Proposal #4032), and Beach Club Outside of Fence Storm Water’s Immediate/Temporary Erosion Control at \$929.86 (In House Repair), from Repair and Replacement Budget.
- For \$107,699.22 for 1400 Windsor Storm Water Issue Correction at \$4,604.03 (Manders Estimate #4699225), 8317 Beech Lane Storm Water Issue Correction at \$28,095.19 (Envision Proposal #4043), and Cascades Pond Erosion Repair at \$75,000.00 (PondMedics Estimate #7601), from Repair and Replacement Budget.

Vice President Batson seconded; the motion passed unanimously.

Review/Approve the Installation of Adriatica Fountain – The Board continued with discussions from last month’s Board Meeting regarding the installation of Adriatica Fountain. There were no actions taken.

Review/Approve Proposal to use Section VII. F. of the Commitments and Disbursement Guideline to Award up to \$49,999.00 to On the Spot as a Sole Source to Produce the Design Plans and Develop a Bid Package for the Pool Construction Contract – Vice President Batson made a motion to approve awarding up to \$49,999.00 to a firm to be determined (Board is interviewing multiple vendors) to produce the design plans and develop a bid package for the pool construction contract. Director Vartian seconded; the motion passed unanimously.

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

- L&G Committee – Director Buerkle and L&G Director Roebuck presented the monthly water consumption report, 380 TxDOT and Stonebridge Drive update, Lake Point retaining walls update, West Grove Development and La Cima update, YMCA storm watershed / Beach Club update, Cascades Pond issue update.
- Finance Committee – Treasurer Warner presented updates on 2025 Reserve Study, FY 2025 Budget timing, funding requests, and 3-to-5-year forecast.
- Amenities Committee – There were no items presented.
- Communications Committee – Vice President Batson reported the committee’s website audit is complete and website calendar issues have been resolved.
- Modifications Committee – Director Vartian updated the Board on the committee’s continued work with Director Buerkle and L&G Director Roebuck on front yard maintenance within Fieldstone Place.
- Social Committee – Director Closs informed the Board the committee is reviewing venue options for Fall’s Evening on Veranda events.

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 Buerkle made a motion to adjourn the meeting. Director Vartian seconded; the motion passed unanimously. The meeting adjourned at 5:48 PM.


Joe Closs (Jul 30, 2024 16:37 CDT)

Joe Closs, Secretary

Jul 30, 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.**







240627 BOD Meeting Minutes - Final

Final Audit Report

2024-07-30

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