



VISION STATEMENT

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

Detail

Date May 8, 2024	Time: 3:30 pm
Location: SRCA Community Room/Zoom	Prepared by: Deanna Herges

Attendees

X	Lisa Porter – Committee Chair
X	Nathan de Guia – SRCA Board Liaison
	Jim Terilli – Committee Member
X	David Morgan – Committee Member
X	Tom Fredricks – Committee Member
X	Deanna Herges – Committee Secretary
X	Harlow Hagee – Committee Member
	David Vartian – Committee Alternate Member
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)
	Guests

Minutes

Agenda	Notes	Action Item	Owner
Call to order	3:00 Quorum in attendance		Lisa
Approve minutes	Motion passed to approve via e-mail	Email last meeting notes to team	Deanna
Leadership Changes	-Tom has rejoined the Amenities Committee -Nathan is now our Board Liaison -No change to the Amenities Committee roles -- - research needed into the overall rules and guidelines to determine if Vice-Chair is required -HOA general manager search: the job description has been updated and a search is underway	Yeah! Yeah!	

Agenda	Notes	Action Item	Owner
Update from the Board	<p>A GREAT update was shared by Nathan per the board discussions.</p> <ul style="list-style-type: none"> -Stronger communicates will happen -Request to have the life-guard contract reviewed. Want to convert the 2025 contract to 'pool-monitors' only to save money. Eric sent out the contract for review. -Nathan shared education on the different funding options available which will change some of our previous 'hold' items -The board would like to see all the projects the Amenities Committee is looking at -The Veteran's club would like to do a paver fund raiser that will add pavers around the flag pole. The committee found no issue with this action. -No winter color will be added to the landscaping to save good money (typically spring fall winter change-out) -The Beach pool was tested for leaks and there are structural issues ALL OVER. Options are to 1-repair 2-refresh 3-reimaging. Eric is getting estimates for all 	Review contract	<p>Nathan</p> <p>All</p>
Review Amenities R&R	<p>The board requested the Amenities Committee to review and update or modify appropriate guideline for the team.</p> <p>-Eric will assist in getting the documents to Sharepoint for our review</p>	<p>Review documents</p> <p>Post to Sharepoint</p>	<p>All</p> <p>Eric</p>
Sharepoint	<p>It was requested to clean-up Sharepoint to be a working repository and move old documents to the P drive. Deanna will take a shot and share ideas at the next meeting.</p>	Take a shot	Deanna
Documentation for Amenities Adjustment Request	<p>Harlow determined NO adjustments to the Amenities are acceptable, part of the CCR rules. HOWEVER, a larger document search will be undertaken.</p> <p>NOTE: SB parks align with McKinney rules of park usage – close at dusk</p>	Thank you Harlow!	
Adriatica Wall	<p>There are drainage issues with the wall.</p>		
Waterberry sidewalk	<p>A city inspector denied the grade of the sidewalk; an overlay to concrete is underway to minimize cost of the remediation</p>	Work with contractor	Eric
Racquets (Tennis and PB)	<p>Board Education: Current plans are to have the Racquet Sub-committee meet with David Weist (Select Lead) and Jeremy (Pickleball Instructor) to determine where we are in developing a</p>	July +	Nathan

Agenda	Notes	Action Item	Owner
	program and assess potential next steps. This will be included in the board message around overall education of Tennis and Pickleball.		
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 – she will connect with Jane on TCD, however this should also be addressed in the Racquet Program activities	Continue & connect with Jane Incorporate with Racquet Plans	Connie Deanna +
Racquets (Tennis & PB)	The Racquet sub-committee will determine how to rate our programs but this is a few steps away in the process.	Create a Racquet plan	Deanna +
Racquets (Tennis)	It is requested to gain and updated estimate to fix the tennis fencing and screens; we will need at least 3 bids	Update estimate	Eric
Racquets (Program oversight)	The Amenities Committee has requested to have oversight to the overall program. Connie will ask Dave & Jeremy to meet with the sub-committee.	Set-up Meeting	Connie
Tunnels	There has been confusion over the years of who owns the SB tunnels. The city is now officially the owners and will be responsible for fixing issues (power, graffiti and structural). This means SB will be responsible for reporting issues to the city. -One tunnel area had a car run into it causing a need for maintenance	Info	Eric
Lakes Oversight (large contracts)	It was recommended that the Amenities Committee have oversight to the Magnolia Fisheries / Lone Star (fountain repair) activities. 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
Fountain (Adriatica)	Homeowner complaints about being splashed. The Adriatica fountain has been abandoned in maintenance so no one was looking at it. Eric recommended replacing it with a fountain we have in storage at a fraction of the cost of a new one. Motion approved (Deanna, Lisa)	Remediate	Eric
Sharepoint	Sharepoint access has a limit. Connie will determine if a generic ID is possible. At a minimum Jim T should get Nathan's spot	Research	Connie

Agenda	Notes	Action Item	Owner
Wellington 7	The proposal to remediate the Wellington 7 lake. Due to new learnings, new estimates will be gathered and presented to the board. -No government funding is available to assist with this project	Gather updated estimates	Eric
La Cima	The railing has completely rusted through and needs replacement. An estimate has been provided (\$17k) A motion was approved to remediate (Deanna, Harlow)	Remediate	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), Wyndson 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. Deanna researched Arbor Glen park and identified no clear safety issue. This will be on hold for the moment	Park owners check the Mulch levels Hold	All
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. The tables will be cleaned. The BB backboards will be spray-washed. 3 pt line is needed.	Backboards & Poles	Eric
Pool Update	The Beach Club has major issues with flooding and drainage (again) per the rain. Eric is working with landscaping (Matt) to determine longer-term drainage options for remediation. -The Beach pool will be closed this weekend due to another pump blowing. The pool cannot function with 1 single active pump. -The Beach Club bathroom has a sewer back up caused by pipes that are broken in many locations. The maintenance team will run a snake down the pipes monthly to remediate until a larger plan can be established (probably 2025). -The Aquatic pool needs a facelift and should be completed before we shut down the big pool for renovations.	Manually clean the pool	Eric
Adjourn	Motion passed to adjourn 5:12 p (Lisa, Harlow)		
Next meeting	June 10, 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)
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)
Amenity controlled access	This initiative was cancelled per the board. The Amenities committee believes this capability is a requirement for a top tier community	Cancelled (2023)
Beach & Tennis	Tennis court lights have been changed to LED.	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)

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)
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)
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)
Racquets (Tennis)	Lights: The tennis courts have been retrofitted with LED lights.	Completed (2024)
Racquets (PB)	Pickleball Lessons were moved to the beach club on Tuesday evening. Tuesdays have a high volume of residents playing at Coronado.	Completed (2024)
Racquets (PB-Beach Club)	New PB Nets: New nets were installed on the pickleball courts at the Beach Club	Completed (2024)
Racquets (PB)	Lessons Schedule: A formal pickleball lesson schedule has been created via Jeremy, including leaving the Coronado Courts open on Tuesday evening due to high resident turnout.	Completed (2024)
Pool Fees	The committee recommended that all free or reduced fees be removed and the fees should stay the same until the pool is updated	Completed (2024)
Regent Park Lights	The lights installed by the residents have been removed; verified by Jim T & Eric	Completed (2024)
Convert Tennis Court #8 to 4 Pickleball Courts	Tom presented an option to convert 1 tennis court to 4 pickleball courts. Estimates were obtained (Eric) however this will be on hold until updated estimates for new courts can be obtained.	Hold
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)
Wellington 7	The proposal to remediate the Wellington 7 lake was put on hold per the Board due to cost.	Hold (2024)
Wellington 7	Drained the pond to locate the root cause and fixed the leak Overflow leak was then identified – fix TBD	Issues (2023)
Melton Ridge playground	Construct a playground inside Melton Ridge village	Proposed (2022)

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)
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.	Complete (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)
Nora Haney	Develop a multi-amenity facility at Nora Haney; lack of restrooms is a large hurdle	Tabled
Racquets (PB 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
Fountainview	Pond dredging and refurbishment	Under Study (2024)

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.