



**VISION STATEMENT**

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

Detail

Date August 14, 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
X	Jim Terilli – Committee Member
	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)
X	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
	Scott Finley – SRCA Communications Director (GrandManors)
	<b>Guests</b>
	Michael Warner – SB HOA Treasurer

Minutes

Agenda	Notes	Action Item	Owner
Call to order	3:00 Quorum in attendance		Lisa
Approve minutes	Deanna to send out meeting notes for e-mail approval of last meeting (Approved: Lisa, Jim T)	Send to Scott	Deanna
Guest	<p>Michael Warner – Board Treasure updated the Amenities team on finances. (Great information!!!)</p> <p><b>Capital Plan:</b> New / Significant investments</p> <ul style="list-style-type: none"> <li>- No capital plan for 2024; 2025 is in progress. This will be done by Qtr.</li> <li>- Recommend meeting Greg Herbst; the new Grand Manor director whom is creating the Capital Plan.</li> </ul>		

Agenda	Notes	Action Item	Owner
	<ul style="list-style-type: none"> <li>- Eric to give Greg visibility to the Amenities Priority list to be included in the future Capital Plans (motion: Lisa, Nathan)</li> </ul> <hr/> <p><b>Operational Plan:</b> Keep thing running  <b>Reserve:</b> Larger ticket items to ‘keep things running’ that are not in the Operational Plan. These funds are a separate account</p> <hr/> <ul style="list-style-type: none"> <li>- Re-Plaster the aquatic center → Reserve</li> </ul>		
Board Updates	<p>Nathan shared key activities per the board meetings:          Beach Club renovation search for contractors is underway          -LaCima railing replacement has been APPROVED          -TCD team usage – APPROVED          -Sand Volleyball access request – Need to gather resident demand (quantity) – Eric          -Ponds will go to Landscaping – Question the - Fountains and the Fish – Nathan to gain more clarity (motion: Harlow, Jim T)          -Deanna to add the beach club update blurb to the meeting agenda (from the Friday flash notes)          -Regent Flag Pole request – APPROVED however a contract must be signed by the key community leaders – Connie to complete          -New GrandManers General Manager: Greg Herbst</p>		
Landscape update	<p>Matt shared the Mulch Reduction plan , specifically around the Aquatic Center. Plants vs. Mulch should help in the on-going costs. Should be done by October. The Amenities team was impressed and appreciative of the update.</p>		
Amenities Priorities	<p>The team reviewed and updated the latest version of our priorities. Nathan will present this to the board. No feedback was given.</p> <hr/> <ul style="list-style-type: none"> <li>- Each item will be tagged as Maintenance vs. Capital</li> <li>- Maintenance items under \$5k do not need to go to the board</li> </ul>	Still need to Present to board	Nathan
Follow-ups	<ul style="list-style-type: none"> <li>- LED lights for the pickleball courts – Eric getting Estimates</li> <li>- City restrictions on building Pickleball courts in the Coronado area – Eric is still researching</li> <li>- Estimates are in progress to fix the tennis courts (screens, fencing, etc.) – Eric</li> </ul>		

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Pickleball Lights	Change the PB court lights to LED for better visibility and lower cost. The cost is minimal and gained Amenities approval (approved Jim T, Lisa)	Plan / implement new lights	Eric
Racquet Sports: New PB courts	City restrictions may not allow us to add courts at Coronado due to closeness to the homes. Research is needed	Check with the city	Eric
Volleyball	The team passed a motion to allow access to the Volleyball courts without getting into the pool area. Cost is minimal and can be done in-house. The board is pushing back on this. We need to assess the community involvement/desire - Eric will research. Harlow had offered to be an Amenities Point on this.	Present to board	Nathan
Leadership Changes	-No change to the current Amenities Committee roles --- however the guidelines indicate we must have a vice-chair		Lisa - All
Review Amenities R&R	The board requested the Amenities Committee review and update or modify appropriate guideline for the team. -Lin-Yee said the documents are on Sharepoint but we do not have access (7/24)	Review documents	All
Sharepoint	Requesting all documents accessed before 2023 be archived. Assistance is needed – Connie to research	Help	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 - Windscreens need 100% replaced - Fencing replacement: 80% - 20% fencing needs to be painted black as green is no longer available	Update estimate	Eric
New Amenities People Needed	- Lisa to send the latest application out to the team - Connie to post request in the magazine		
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
La Cima	The railing has completely rusted through and needs replacement. An estimate has been provided (\$17k) - The board rejected this request - Eric to pull together pictures and cost estimates to fix vs. replace the fence and present to the June board meeting	Board Approved	Eric

Agenda	Notes	Action Item	Owner
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), Wyndor 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
Beach and Tennis Basketball	3 pt line is needed.	Backboards & Poles	Eric
Lake (Fountain View)	Repairs needed, Eric to get estimates and take to the board ASAP (approved Jim T, Lisa) - Massive leak - Need to dig up lake, pack with clay In tandem fix the well	Estimates Present to board	Eric Nathan/ Eric
Lake (Wellington 7)	Repairs needed, Eric to get estimates and take to the board ASAP (approved Jim T, Lisa) - Massive leak - Need to dig up lake, pack with clay In tandem fix the well	Estimates Present to board	Eric Nathan/ Eric
Lake (Quail Creek)	There are algae mats growing all around the pond, and the island is growing every day with the willow trees now over 20 feet tall. Need to check the lake for issues	Check Lake	Eric
<b>Adjourn</b>	<b>Motion passed</b> to adjourn 5:08 p (Lisa, Jim)		
Next meeting	Sept 11, 2024		

## Amenity project list

Since 2023

Project	Description	Status
Admin (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)
Racquets (PB) new courts	Construct additional pickleball courts; Funding not available in 2023	Committee researched – remains on the priority list

Admin (Amenity controlled access)	Recommend Implementing a control access system (ActiveNet) at pickleball courts, tennis courts, beach club, and aquatic center. Focus will be the pools for initial phase.	Complete (2023)
Fountain (Priest Meadow)	Priest Meadow aerator installation	Complete (2023)
Lakes (Big LaCima & Wellington) Fish study	Conduct 2 studies to measure sport fish improvements resulting from the fish feeders at Wellington and Big La Cima	Complete (2023)
Lakes (Fish feeders)	Gain estimate to move fish feeders further off shore - Additional options are expensive	Complete (2023)
Lakes (Fish feeders)	Remove fish feeders per vandalism until a better solution can be identified	Complete (2023)
Lakes (Fish feeders)	The floating fish feeder was declined due to cost.	Complete (2023)
Lakes (Lacima) Fish feeders	LaCima fish feeders removed	Complete (2023)
Lakes (LaCima) Fish feeders	The LaCima feeder was removed due to vandalism. - Other feeders are in place but may be removed due to limited positive results.	Complete (2023)
Lakes (Little La Cima)	Request a lake assessment for a baseline per construction	Complete (2023)
Lakes (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	Complete (2023)
Lakes (Quail Creek)	Pond dredging and refurbishment – Under litigation, therefore no changes should happen	Complete (2023)
Lakes (Wellington 5)	Efforts to secure the banks has been moved to the landscaping team	Complete (2023)
Parks (Nora Haney)	Remove unsafe and unrepairable bleachers Reinstate soccer goals from Plainview	Complete (2023)
Parks (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	Complete (2023)
Personal watercrafts	Develop guidelines for personal watercraft use on SB lakes and ponds. Meet with Social Club to review rowing club details	Complete (2023)
Racquets (PB & Tennis) Hours	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.	Complete (2023)
Racquets (Tennis)	Tennis court lights have been changed to LED.	Complete (2023)
Fountain (Parkview Estates)	Fountain repair complete The fountain in Parkview estates had stopped. Research will be done to determine the cost/effort to use the spare pump vs. putting in a new one.	Complete (2024)
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Fountain (Priest Meadows)	Fountain repair complete The fountain in Priest Meadows has stopped but is under warrantee so the installers will be contacted	Complete (2024)

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Parks - Lights @ Regent Park	The lights installed by the residents have been removed; verified by Jim T & Eric	Complete (2024)
Parks (Basketball)	The basketball courts were spray washed and lines were repainted. The tables have been power washed. The BB backboards will be spray-washed. 3 pt line is still needed.	Complete (2024)
Parks (Coronado Splash Pad)	The Coronado Splash Pad is not working. Fixed by internal maintenance.	Complete (2024)
Parks (War Memorial)	The family of a 93 year old veteran has asked to put in a better memorial flag at the corner of Queen Ann & Victoria (in front of his house). The gentleman has been weeding and replacing flags for years. The community (Regents Park) will do a fund raiser to get multiple flags and has asked the HOA to manage the flags. Amenities motioned approval (Jim T, Lisa) Board approved.	Complete (2024)
Pool (Beach Club furniture)	Whilst the Beach Club is closed, move appropriate furniture to the Aquatic Center	Complete (2024)
Pools (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)
Pools (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)
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 turn-out.	Complete (2024)
Racquets (PB)	Pickleball Lessons were moved to the beach club on Tuesday evening. Tuesdays have a high volume of residents playing at Coronado.	Complete (2024)
Racquets (PB) Tennis Club	New PB Nets: New nets were installed on the pickleball courts at the Beach Club	Complete (2024)
Racquets (Camera)	The Camera installed is not as required due to change in rules of pickleballers can play on tennis courts (this gives teenagers something to do other than vandalize the courts)	Complete (2024)
Racquets (TCD Team)	The existing 25 year TCD team is requesting approval to continue use of the tennis courts. The board is pushing back. Amenities is in full support and has asked Nathan to represent this sentiment to the board. Board approved.	Complete (2024)
Racquets (Tennis & PB)	Guidelines: The Tennis Courts CAN be used for pickleball if the pickleball courts are booked. Also installed a camera to help track vandals.	Complete (2024)
Racquets (Tennis)	2 bad nets were replaced on the Tennis Courts. Including rotating an older one in between the PB courts	Complete (2024)
Racquets (Tennis)	Lights: The tennis courts have been retrofitted with LED lights.	Complete (2024)
Racquets (Tennis)	New posts are here for Courts 7 & 8. And a new net was put on Court 7, the old Court 7 net was put on Court 8.	Complete (2024)
Lakes (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.	Hold (2023)

	<p>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</p> <p>On hold until construction &amp; legal issues are resolved</p>	
Lakes (Fountainview)	<p>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.</p>	Hold (2024)
Lakes (Wellington 7)	The proposal to remediate the Wellington 7 lake was put on hold per the Board due to cost.	Hold (2024)
Racquets: 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 (2024)
Lakes (Wellington 7)	Drained the pond to locate the root cause and fixed the leak Overflow leak was then identified – fix TBD	Issues (2023)
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)
Volleyball court	Modify gates and fences to allow year round access;	Proposed (2024)
Parks (Playground surfaces (annual event))	5 parks need new mulch. 'sponge base' bottom option has been eliminated due to heat	Removed (2023)
Adriatica Wall	Complete & moved to Landscaping. There are drainage issues with the wall.	Removed (2024)
Waterberry sidewalk	Complete & moved to Landscaping. A city inspector denied the grade of the sidewalk; an overlay to concrete is underway to minimize cost of the remediation	Removed (2024)
Parks (Putting green)	Replace the decomposed granite section at the Plaza with a miniature golf course. Install a putting course at a TBD location	Tabled (2022)
Parks (Nora Haney)	Develop a multi-amenity facility at Nora Haney; lack of restrooms is a large hurdle	Tabled (2023)
Fountain (Adriatica)	The board rejected putting any effort or money into the Adriatica Fountain	Tabled (2024)
Racquets (PB)	Striping additional tennis courts for pickleball has been tabled	Tabled (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.**