



Stonebridge Ranch Community Association, Inc.

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

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, July 25, 2024, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 835 6218 7488).

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
Nathan de Guia, Director
Kristen Vartian, Director

Management

Jodie Walker, VP of Onsite Management, GrandManors
Greg Herbst, General Manager, GrandManors
Lee-Yen Elliott, Executive Assistant, GrandManors
Lucy Duray, Financial Manager, GrandManors (Zoom)
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)
Paul Lehman, Homeowner
Judith Lowy, Homeowner
Dave Manders, Homeowner
Mary Paschali, Homeowner (Zoom)
Jeff Stubbe, 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. Lowy addressed the Board regarding pond, fountain, and landscape maintenance around Wellington Ponds #5 and #7.

Mr. Lehman addressed the Board regarding mulch around SRCA common areas, particularly the decrease in mulch near Stonebridge Estates.

CONSENT AGENDA

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

- Approval of the June 27, 2024, Board of Directors Meeting Minutes Secretary Closs seconded; Director de Guia abstained (due to his absence from June's BOD meeting). The motion passed 6-0.

Treasurer Warner made a motion to approve the following consent agenda items:

- Board Guideline/Policy – Reviewed, No Changes (Minor Changes)
 - Collections Committee Guideline – Warner
 - Finance Committee Guideline – Warner
 - Insurance on Homes Owned by SRCA Guideline – Warner

Director Buerkle seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline/Policy Review

Director Vartian made a motion to approve the revised Covenant Enforcement and Fining Policy presented during the 5/23/24 Board Meeting, with revisions to Sections III. 6. as follows:

- f. If an Owner communicates they want an alternative dispute resolution, the Association confirms that is acceptable conditioned on the Owner paying the cost for his/her election or the Association can pay in that rare instance it wants an alternative dispute resolution but Owner does not.
- g. Final decision is made by the Board of Directors and not appealable to the Board of Directors.

Director Buerkle seconded; the motion passed unanimously.

Review/Approve Revised Community Room Guideline and Rental Agreement – Secretary Closs made a motion to approve the revised Community Room Guideline and Rental Agreement. Vice President Batson seconded; the motion passed unanimously.

Review/Approve Revised Activities Events Sponsorship Program Guideline – Secretary Closs made a motion to approve the revised Activities Events Sponsorship Program Guideline. Vice President Batson seconded; the motion passed unanimously.

Beach Club Update (Informing Homeowners of Status) – Director Buerkle and General Manager Herbst provided an update on the status of the search for architectural and engineering firms in support of the Beach Club renovation project.

NEW BUSINESS

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

Discuss and Act on Request from Stonebridge Ranch Beach and Tennis TCD Teams – Director de Guia made a motion to approve a one-year renewal of sponsorship by name and allow the Stonebridge Ranch Beach and Tennis TCD teams to play their matches at the Beach Club Tennis Courts. Director Vartian seconded; the motion passed unanimously.

Discuss and Act on Request to Make Volleyball Court Accessible – President Dell’Antonia made a motion to table the discussion, pending additional cost and solutions details from the Amenities Committee. Vice President Batson seconded; the motion passed unanimously.

ASSOCIATION REPORTS

Financial Report – General Manager Herbst reviewed the following financial reports for June 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 1:35 PM

OPEN SESSION RECONVENED 4:40 PM

Summary of Executive Session:

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

Resolution for Independent Financial to Update Authorized Signers on Account – President Dell’Antonia announced the need to add this agenda item, to replace previous Treasurer with current Treasurer as signer on checking account. Treasurer Warner made a motion to approve the resolution to remove David Norman Counts as an authorized signer and to add Jon Charles Dell’Antonia (Board President) and Michael Todd Warner (Board Treasurer) as authorized signers. Director Buerkle seconded; the motion passed unanimously.

Foreclosure Report – There were no items to discuss.

Information Only Reports – General Manager Herbst 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. President Dell’Antonia made a motion to accept the above Information Only Reports. Vice President Batson seconded; the motion passed unanimously.

L&G Director Roebuck presented the Project Reports. President Dell’Antonia made a motion to move remaining funds from the 2024 Fence Repair and Replacement Project of approximately \$20,000 to repair common area wood and wrought iron fencing (two wood fence locations identified at The Enclave and Wynn Ridge and one wrought iron fence location at Fieldstone Place). Vice President Batson seconded; the motion passed unanimously.

President Dell’Antonia made a motion to accept the Project Reports. Director Vartian seconded; the motion passed unanimously.

Review/Approve Beach Club Request for Qualifications (RFQ) – Director Buerkle made a motion to approve the Beach Club RFQ, and to send out the RFQ to nine approved companies. Director Vartian seconded; the motion passed unanimously.

Discuss Lake Survey Lake La Cima Results & Recommended Remediation – Vice President Batson made a motion to request West Grove Development for two remediation recommendations:

- Remove Soil and New Vegetation on Rip Rap
- Remove Sediment Island in front of Rip Rap

Director Vartian seconded; the motion passed unanimously.

Summary Update on Rota Drive Fire Department Access Gates Request – President Dell’Antonia made a motion to keep the fire department access gate as is (no changes) for Sorrento Village, on Rota Drive, as current gate adheres to code requirements. Treasurer Warner seconded; the motion passed unanimously.

Review/Approve Funding Requests for Fountain View Pond/Well Repair – Treasurer Warner made a motion to approve the two funding requests below, funds from Repair and Replacement Budget:

- \$40,000 for Fountain View Pond Leak Repair (Pond Medics Estimate #7151)
- \$27,000 for Fountain View Well Repair (Texas Well Service Bid Dated 7/19/24)

Vice President Batson seconded; the motion passed unanimously.

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

- L&G Committee – Director Buerkle provided the monthly water report.
- Finance Committee – Treasurer Warner presented updates on 2025 Reserve Study, Finance Committee, and the three-to-five-year projection.
- Amenities Committee – Director de Guia updated the Board on status of projects the Amenities Committee is working on and presented the request from Regents Park regarding the neighborhood park’s flagpole.

Director Buerkle made a motion to approve upgrading the flagpole at Regents Park’s neighborhood park, with no SRCA out of pocket expenses. A group of residents have volunteered to absorb the cost of flagpole upgrade and replacement flags, pending a formal agreement. Director Vartian seconded; the motion passed unanimously.

Director Buerkle made a motion to move the oversight of Lake and Ponds from Amenities Committee to L&G Committee. Director de Guia seconded; the motion passed unanimously.

- Communications Committee – Vice President Batson provided action item updates to Strategic Plan #6.
- Modifications Committee – Director Vartian advised the Modifications Committee will plan to review the Modifications Design Guidelines and Village Guidelines.


- Social Committee – Secretary Closs advised the Social Committee plans to hold Fall’s Evening on Veranda events at the Beach Club, unless renovation is underway.
- President’s Update on US 380 Bypass Project – Director Buerkle made a motion to authorize President Dell’Antonia and General Manager Herbst to negotiate with TxDOT for sale of SRCA owned properties located at Stoneridge Drive and US 380. Director de Guia seconded; the motion passed unanimously.

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

President Dell’Antonia made a motion to adjourn the meeting. Treasurer Warner seconded; the motion passed unanimously. The meeting adjourned at 4:42 PM.


Joe Closs (Sep 11, 2024 08:58 MDT)
Joe Closs, Secretary

Sep 11, 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.**








240725 BOD Meeting Minutes - Final

Final Audit Report

2024-09-11

Created:	2024-08-30
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