



# Stonebridge Ranch Community Association, Inc.

## MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. AUGUST 22, 2024

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, August 22, 2024, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 816 9222 0884).

### **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  
Bill Arnold, Director  
Jim Buerkle, 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  
Amy McAllister, Modifications Team Lead, GrandManors

#### **Guests**

Steve Watten, Attorney (Zoom)  
Hope Beitchman, The Power Group, PR Firm (Zoom)  
Meagan Byrne, The Power Group, PR Firm (Zoom)  
Deborah Benson, Homeowner  
Denese Berardesco, Homeowner (Zoom)  
John Bradley, Homeowner  
Kelli Campbell, Homeowner (Zoom)  
Robert Cox, Homeowner (Zoom)  
Amy Miller, Homeowner (Zoom)  
Paul Sarvadi, Homeowner (Zoom)  
Cynthia Sole, Homeowner

### **CALL TO ORDER**

President Dell'Antonia established quorum was met and called the meeting to order at 12:30 PM.

President Dell'Antonia made a motion to accept Director Nathan de Guia's resignation from the Board. Vice President Batson seconded; the motion passed unanimously.

President Dell'Antonia made a motion to appoint Bill Arnold to Nathan de Guia's remaining Board term effective immediately. Vice President Batson seconded; the motion passed unanimously.

## **HOMEOWNER OPEN FORUM**

Ms. Sole addressed the Board regarding the association's covenants and restrictions with regards to the leasing of homes.

Ms. Benson addressed the Board regarding the deterioration in landscape upkeep around her neighborhood.

## **CONSENT AGENDA**

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

- Approval of the July 25, 2024, Board of Directors Meeting Minutes

Secretary Closs seconded; the motion passed unanimously.

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

- Board Guideline/Policy – Reviewed, No Changes (Minor Changes)
  - Short Term Investment Policy – Warner
  - Long Term Investment Policy – Warner

Director Buerkle seconded; the motion passed unanimously.

## **OLD BUSINESS**

### **Board Guideline/Policy Review**

Treasurer Warner made a motion to approve the following revised Board Guideline/Policy:

- Commitments and Disbursements Guideline – Warner
- Asset Management Guideline – Warner
- Cash management Guideline – Warner

Director Buerkle seconded; the motion passed unanimously

Director Vartian made a motion to approve the revised Modification Design Guideline, pending final edits/legal review and approve filing of policy. Vice President Batson seconded; the motion passed unanimously.

**Review/Approve Revised Covenant and Enforcement Fining Policy and Additional Policies/Guidelines** – President Dell'Antonia made a motion to table the Amended and Restated Fine and Enforcement Policy and the Amended and Restated Assessment Collection Policy and Payment Plan Guidelines until next month. Vice President Batson seconded; the motion passed unanimously.

**Review/Approve First Amendment to the Design Guidelines and Procedures for Residential Modifications Board** – President Dell'Antonia made a motion to approve the First Amendment to the Design Guidelines and Procedures for Residential Modifications Board. The motion failed for lack of a second to the motion.

**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.

**Review/Approve Resolution on Raymond James Signers** – Treasurer Warner made a motion to approve the resolution to make the following changes to the Raymond James account:

- Remove Donn Gilray (VP Accounting Services, GrandManors) as an authorized signer and to add Jon Charles Dell’Antonia (Board President) and Michael Todd Warner (Board Treasurer) as authorized signers.
- Grant Board President authorization to request changes with Raymond James.
- Allow Donn Gilray (VP Accounting Services, GrandManors) authorization for read only access.

Vice President Batson seconded; the motion passed unanimously.

## **FIRST EXECUTIVE SESSION CONVENED AT 2:30 PM**

### **OPEN SESSION RECONVENED 2:52 PM**

#### **Summary of First Executive Session:**

President Dell’Antonia made a motion to accept approval of resolution on homeowner issue (Account Ending L0606555). Vice President Batson seconded; the motion passed unanimously.

## **ASSOCIATION REPORTS**

**Financial Report** – General Manager Herbst reviewed the following financial reports for July 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

## **SECOND EXECUTIVE SESSION CONVENED AT 3:35 PM**

### **OPEN SESSION RECONVENED 5:40 PM**

#### **Summary of Second Executive Session:**

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

**Foreclosure Report** – There were no items to discuss.

**Information Only Reports** – General Manager Herbst, Executive Assistant Elliott, and L&G Director Roebuck 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 Report (8/13/24 and 8/15/24 Appeals Meeting Minutes), Variance Report, and Project Reports. Director Buerkle made a motion to accept the above Information Only Reports. Director Vartian seconded; the motion passed unanimously.

**Renew Agreement with Lobbyist** – Vice President Batson made a motion to renew the agreement with Lobbyist, Law Office of Charles C. Bailey, PLLC. Director Vartian seconded; the motion passed unanimously.

**Review/Approve Funding Request for Supplemental Funds to Complete Waterbury Project** – Vice President Batson made a motion to approve \$2,273.00 from Operating Budget to complete the Waterbury Project. Director Vartian seconded; the motion passed unanimously.

**Review/Approve Funding Request for Seasonal Color Bed Project** – Director Buerkle made a motion to approve \$520,954.03 from Operating Budget to replace seasonal color beds with drought tolerant and permanent accent plant material. Secretary Closs 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, seasonal color bed review, and mulch resolution plan for main thoroughfare around Aquatic Center.
- Finance Committee – Treasurer Warner presented updates on Finance Committee, preliminary draft of Reserve Study, and 2025 Budget review process.
- Communications Committee – Vice President Batson presented the revised Homeowner Welcome Brochure and advised of the need for new magazine publisher in 2025.
- Modifications Committee – Director Vartian advised the Modifications Committee revised the Modification Design Guidelines and will start on revising Village Guidelines.
- Social Committee – Secretary Closs provided an update on the Social Committee, proposed messaging for Halloween Spooktacular wristbands/ID verification process, and discussed ideas for Committee Appreciation Dinner.
- President's Update on US 380 Bypass Project – President Dell'Antonia reported documents for the TxDot 380 land sale have been executed.

**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 5:42 PM.

  
Joe Closs (Oct 1, 2024 16:02 CDT)  
Joe Closs, Secretary

Oct 1, 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.**







# 240822 BOD Meeting Minutes - Final

Final Audit Report

2024-10-01

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