



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. SEPTEMBER 26, 2024

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, September 26, 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
Connie Baxter, Lifestyle Director, GrandManors
Lucy Duray, Financial Manager, GrandManors (Zoom)
Mathew Roebuck, L&G Director, GrandManors

Guests

Steve Watten, Attorney (Zoom)
Hope Beitchman, The Power Group, PR Firm (Zoom)
Meagan Byrne, The Power Group, PR Firm (Zoom)
Todd Kuhar, Homeowner
George and Jamie Stroh, Homeowners
Tappan Guha, Homeowner
Nancy Robertson, Homeowner (Zoom)
Stephanie O'Stean, 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

Mr. Kuhar addressed the Board regarding open compliance violations on his account.

Mr. and Mrs. Stroh addressed the Board regarding the deterioration in landscape upkeep and the low water in the Wellington Ponds in their neighborhood.

Mr. Guha addressed the Board regarding the deterioration in landscape upkeep and the low water in the Wellington Ponds in their neighborhood.

Mrs. Robertson addressed the Board regarding limiting the number of rentals in the community and potential squatters.

CONSENT AGENDA

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

- Approval of the August 22, 2024, Board of Directors Meeting Minutes
- Ratify the Electronic Vote to Approve Steve Shroba, Jr. to Finance Committee

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)
 - Supplier and Contractor Insurance Guideline – Warner
 - Working Capital Guideline – Warner
 - Competitive Contract Bidding Policy (Revision to Policy Certification) - Warner

Director Batson seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline/Policy Review

President Dell'Antonia made a motion to table the following Guideline/Policy Reviews until next month:

- Application of Payments Policy – Revised – Warner
- Payment Plan Policy – Warner
- Time-Saving Operational Guideline – Warner
- Collection Policy - Warner

Treasurer Warner seconded; the motion passed unanimously.

Review/Approve Amended and Restated Fine and Enforcement Policy

President Dell'Antonia made a motion to table the review of Amended and Restated Fine and Enforcement Policy until next month. Director Vartian seconded; the motion passed unanimously.

Review/Approve Amended and Restated Assessment Collection Policy and Payment Plan Guidelines

President Dell'Antonia made a motion to table the review of Amended and Restated Assessment Collection Policy and Payment Plan Guidelines until next month. Director Vartian seconded; the motion passed unanimously.

Beach Club Update (Informing Homeowners of Status)

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. The Board directed General Manager Herbst to request the three firms provide proposed contract language, information on recently completed innovative resort designs, and guidance on accomplishing both surveys and geo-technical services by September 30, 2024.

NEW BUSINESS

Discuss and Act on Any Non-Confidential Items from Homeowner Open Forum

President Dell'Antonia noted that they will look at the Wellington Pond issues. General Manager Herbst said that Wellington Pond 7 has been identified by the Amenities Committee as a reserve project and is ranked appropriately among 2025 projects.

Approve President and GM to Negotiate Contract with Board-Approved Selected Landscape Architects for the Beach Club 2.0 Project

President Dell'Antonia made a motion to approve the Board President and General Manager to negotiate contract with Board-approved selected landscape architects for the Beach Club 2.0 Project. Director Buerkle seconded; the motion passed unanimously.

ASSOCIATION REPORTS

Financial Report – General Manager Herbst reviewed the following financial reports for August 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 1:39 PM

OPEN SESSION RECONVENED 5:18 PM

Summary of 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 – President Dell'Antonia made a motion to move forward with lawsuit authorization for both accounts listed under Pending Lawsuit (Accounts ending in 7463 and 6531) and move forward with foreclosure authorization for both accounts listed under Pending expedited Foreclosure (Accounts ending in 8717 and 4362). Secretary Closs seconded; the motion passed unanimously.

Information Only Reports – General Manager Herbst 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 (9/19/24 Appeals Meeting Minutes), Variance Report, and Project Reports. President Dell'Antonia made a motion to accept the above Information Only Reports. Vice President Batson seconded; the motion passed unanimously.

Review/Approve Contract for Beach Club 2.0 Public Relations Services November 1, 2024 – November 1, 2025 – Vice President Batson made a motion to approve the funding request for Beach Club 2.0 Public Relations Consultant Contract Extension for \$120,000.00, divided into \$20,000.000 for Fiscal Year 2024 and \$100,000.00 for Fiscal Year 2025, to come from the Operating Budget. Director Buerkle seconded; the motion passed unanimously.

Review/Approve the Landscape Architects for Contract Negotiations for Beach Club 2.0 Project – President Dell’Antonia made a motion to allow the Board President and General Manager Herbst to negotiate contracts with the three Board-approved selected firms for the Beach Club 2.0 Project. Director Buerkle seconded; the motion passed unanimously.

Treasurer Warner made a motion to use a specific fund first and the Reserve Fund second, with the Reserve Fund being controlled by Treasurer Warner and President Dell’Antonia as signers. All funds will be designated for the Beach Club 2.0 Project. Director Buerkle seconded: the motion passed unanimously.

Update on 2025 Budget – General Manager Herbst provided an update on the provided Consolidated Reserve Budget worksheet. There were comments made regarding Line item 7 and Line item 16 was removed as a duplicate. The Finance Committee will make recommendations for the 2025 Budget and Courtesy Patrol will deliver to the Board members’ homes for review in early October. Vice-President Batson requested that a hard copy not be delivered to her.

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

- L&G Committee – Director Buerkle provided the monthly water report and an overview of 2025-2028 LMC Contracts.
- Finance Committee – Treasurer Warner presented updates on the Finance Committee and upcoming vote for a new Chairperson, reported a corrected report of the Reserve Study will be forthcoming, and they will complete a second review of 2025 Budget in the October meeting.
- Amenities Committee – Director Buerkle and Director Arnold provided an update on the Amenities Committee and an introduction meeting with Committee Chair and Vice Chair.
- Communications Committee – Vice President Batson provided an update on the Communications Committee and shared a status report on the magazine publication with options for 2025 and beyond.
- Modifications Committee – Director Vartian provided an update on the Modifications Committee and shared that the Committee needs a call for volunteers. She requested that information be included in newsletters and Facebook posts to support their search.
- Social Committee – Secretary Closs provided an update on the Social Committee and provided an update on RSVPs for the Committee Appreciation Event.


- President's Update – President Dell'Antonia discussed the new Corporate Transparency Act and how it will apply to sub-associations. The Act will not apply to organizations with a 501c designation. He also discussed items to be reviewed in the next legislative session and advised on the hiring of an Assistant General Manager who will join the onsite team in early October.

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. Treasurer Warner seconded; the motion passed unanimously. The meeting adjourned at 5:20 PM.


Joe Closs (Oct 11, 2024 16:24 CDT)

Joe Closs, Secretary

Oct 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.**







240926 BOD Meeting Minutes - Final

Final Audit Report

2024-10-11

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