



VISION STATEMENT

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

Detail

Date October 9, 2024	Time: 3:30 pm
Location: SRCA Community Room/Zoom	Prepared by: Deanna Herges

Attendees

X	Lisa Porter – Committee Chair
X	Bill Arnold – SRCA Board appointed Amenities Liaison
	Jim Terilli – Committee Member
X	David Morgan – Committee Member
X	Tom Fredricks – Committee Member
X	Deanna Herges – Committee Secretary
	Harlow Hagee – Committee Member
	David Vartian – Committee Alternate Member
X	Eric Ortega – SRCA Maintenance Management (GrandManors)
X	Connie Baxter – SRCA GrandManors Lifestyle Director
X	Maya Hayes – Assistant General Manager with GrandManors
	Amber Tendregress – Temporary General Manager with GrandManors
	Jim Burkle – SRCA Board Member
	Guests
	Michael Warner – SB HOA Treasurer
	Matthew Roebuck – SRCA Landscape & Ground Management (GrandManors)
	Yee-Lin – SRCA (GrandManors)
	Scott Finley – SRCA Communications Director (GrandManors)

Minutes

Agenda	Notes	Action Item	Owner
Call to order	3:32 Quorum in attendance		Lisa
Approve minutes	Deanna to forward meeting notes to Scott per approval (Approved: Tom F, David)	Send to Scott	Deanna
Admin (New Amenities People Needed)	- Lisa to send the latest application out to the team - Connie to post request in the magazine		
Admin (Leadership Changes)	- No change to the current Amenities Committee roles --- however the guidelines indicate we must have a vice-chair		
Admin (Sharepoint)	Sharepoint access has a limit. Connie recommended doing a generic ID. Deanna & Lisa will do a test to validate the possibilities.	Test	Lisa/Deanna

Agenda	Notes	Action Item	Owner
HOA Rules and regulations	Amenities reviewed and gave updates for the following document: <ul style="list-style-type: none"> - Pickleball - Tennis - Common Areas 	Share with the Board	Bill
	Additional documents to be reviewed: <ul style="list-style-type: none"> - Pool Season - Lake usage - Amenities Committee 	Amenities to review	Lisa (all)
Pool (Beach Club)	A sub-committee has been created via the board to focus specifically on the Beach Club. Jim Burkle is the lead and will drive daily work. The team is looking for an architect. It is requested to have 1-2 Amenities members be part of this team. <ul style="list-style-type: none"> - Jim Terelli will be the Amenities Pool sub-committee point - Tom F & Deanna H will be secondary / support when needed - It is requested that a Zoom be part of those meetings to facilitate participation (Bill to ask) 	Share with the Board	Bill
	The Amenities Committee created and shared top priorities to be included in the future design of the Beach Club.	Share with the Board	Bill
GrandManors (GM)	The new GrandManors General Manager: Greg Herbst has resigned. Amber Tendergrass is back again as a temp		
Pool (Aquatic Center)	Multiple bids are coming in to do the resurface / refresh the pool. Any ideas to improve the Aquatic Center or 2025 usage has been requested	Collect bids	Eric
Amenities Priorities	Lisa and Deanna met with Bill and Jim B to go through the Amenities priority list. Bill will present to the board.	Still need to Present to board	Bill
Follow-ups	-Still need a Budget Overview of the Amenities area - Eric	Prepare	Eric
Racquets (PB LED)	Change the PB court lights to LED for better visibility and lower cost. The cost is minimal but just over the threshold to require board approval (approved Jim T, Lisa)	Present to the Board	Bill
Racquets (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 request for external access to the Sand Volleyball court has been denied at this time due to the larger renovations.	Denied/Hold	Connie

Agenda	Notes	Action Item	Owner
	- Need to share this with the requesters		
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 <ul style="list-style-type: none"> - Windscreens need 100% replaced - Fencing replacement: 80% it is rusting and a bigger issue than previously known - 20% fencing needs to be painted black as green is no longer available - Pole structures are also being to rust 	Update estimate	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
Lakes	Lakes, Fountains, Fish are back under the Amenities umbrella of responsibility. David Morgan will be the lead (yeah!)		
Playground Mulch	Request Board approval to fill – this is a safety issue. Several parks were identified (via landscaping team) to have low mulch with is a safety issue. Concerned parks include Aquatic Center & Willow Brook (Lisa), Wyndsor 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.	Present to the Board	Bill
Beach and Tennis Basketball	3 pt line is needed.	Backboards & Poles	Eric
Regent Flag	-Regent Flag Pole request – APPROVED however a contract must be signed by the key community leaders – Connie to complete but needs assistance drafting the agreement	To Do	Connie
Lake (Fountain View)	The repairs were slightly over budget (Bill to share with the board) but the lake is FIXED!	Complete	Eric Nathan/ Eric
Lake (Wellington 7)	Waiting on board approval to fix the issues <ul style="list-style-type: none"> -Lake has been leaking for 15 years -Pond is low -Homeowners are complaining -Work was done in 2008 but it didn’t fix the problem 	Estimates Present to board	Eric Nathan/ Eric

Agenda	Notes	Action Item	Owner
	-There is a well that feed into Wellington 5, flows to 4, then 7 (which has a pump), the 6 and back into 4. – The cost is a bit pricy but it is much needed		
Lake (Quail Creek)	Quail Creek is in litigation with some external developers (that have gone bankrupt). It has been quite a long time and the Amenities committee is recommending the Board make a decision to move forward to fix the issues. -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. -It's worth noting that this lake stays full, most likely due to an underground spring	Present to board	Bill
Lake Dredging (Prioritization)	#1 Quail Creek #2 Fountainview #3 Wellington 7	Present to board	Bill
Parks Gazebos	Several Gazebos need to be sanded & repainted (4-5) Eric to provide the locations such that the park owners can review	Name Parks	Eric
Adjourn	Motion passed to adjourn 5:15 p (Lisa, Deanna)		
Next meeting	Nov 13, 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)
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)
Adriatica Wall	Complete & moved to Landscaping. There are drainage issues with the wall.	Removed (2024)
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)
Fountain (Adriatica)	The board rejected putting any effort or money into the Adriatica Fountain	Tabled (2024)
Fountain (LaCima)	Fountain repairs complete	Complete (2024)
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 Meadow)	Priest Meadow aerator installation	Complete (2023)
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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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 (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)
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. 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 & legal issues are resolved	Hold (2023)
Lakes (La Cima) Railing	LaCima rusted railing replacement is complete	Complete (2024)
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)
Lakes (Wellington 7)	The proposal to remediate the Wellington 7 lake was put on hold per the Board due to cost.	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)
Parks - Lights @ Regent Park	The lights installed by the residents have been removed; verified by Jim T & Eric	Complete (2024)
Parks Gazebo (lights)	Request by residents to put up holiday lights on Gazebos has been denied for safety / liability reasons. Eric shared this response with the requestor	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 (Nora Haney)	Remove unsafe and unrepairable bleachers Reinstate soccer goals from Plainview	Complete (2023)
Parks (Nora Haney)	Develop a multi-amenity facility at Nora Haney; lack of restrooms is a large hurdle	Tabled (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)
Parks (Playground surfaces (annual event))	5 parks need new mulch. 'sponge base' bottom option has been eliminated due to heat	Removed (2023)
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 (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)
Personal watercrafts	Develop guidelines for personal watercraft use on SB lakes and ponds. Meet with Social Club to review rowing club details	Complete (2023)
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 (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 (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 (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)	Striping additional tennis courts for pickleball has been tabled	Tabled (2024)
Racquets (PB) new courts	Construct additional pickleball courts; Funding not available in 2023	Committee researched – remains on the priority list
Racquets (PB) Tennis Club	New PB Nets: New nets were installed on the pickleball courts at the Beach Club	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)	Tennis court lights have been changed to LED.	Complete (2023)
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)
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)
Volleyball court	Modify gates and fences to allow year round access;	Proposed (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)

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.