



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. OCTOBER 10, 2024

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, October 10, 2024, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom (www.zoom.us, Meeting ID 865 2477 7893).

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
Maya Hayes, Assistant General Manager, GrandManors
Amber Pendergrass, Client Success Manager, GrandManors
Lee-Yen Elliott, Executive Assistant, GrandManors
Lucy Duray, Financial Manager, GrandManors

Guests

Steve Watten, Attorney (Zoom)
Hope Beitchman, The Power Group, PR Firm (Zoom)
Amy Power, The Power Group, PR Firm (Zoom)

CALL TO ORDER

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

President Dell'Antonia announced he will add two items to the agenda under Executive Session: Review/Approve Landscape Architects for Contract Negotiations for Beach Club 2.0 and Board Liaison Committee Reports, Including Any Updates to the Strategic Plan.

HOMEOWNER OPEN FORUM

No issues were brought forth by homeowners.

CONSENT AGENDA

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

- Approval of September 26, 2024, Board of Directors Meeting Minutes
Secretary Closs seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline/Policy Review

Treasurer Warner made a motion to table the following Guideline/Policy Reviews until next month, as some items may be superseded/replaced with the Amended and Restated Assessment Collection Policy and Payment Plan Guidelines:

- Application of Payments Policy – Revised – Warner
- Payment Plan Policy – Warner – Supersede by new Amended and Restated Assessment Collection Policy and Payment Plan Guideline
- Time Saving Operational Guideline – Warner
- Collection Policy – Warner – Supersede by new Amended and Restated Assessment Collection Policy and Payment Plan Guideline

Director Buerkle seconded; the motion passed unanimously.

Director Arnold made a motion to table the following Guideline/Policy Reviews until next month:

- Pickleball Courts Usage Guideline – Arnold
- Common Area Usage Request Guideline – Arnold
- Tennis Courts Usage Guideline – Arnold

Director Vartian seconded; the motion passed unanimously.

Review/Approve Amended and Restated Fine and Enforcement Policy – Director Vartian made a motion to approve the Amended and Restated Fine and Enforcement Policy, pending revisions to be supplied by Director Vartian to Section 7. Fines. Director Buerkle seconded; the motion passed unanimously.

Review/Approve Amended and Restated Assessment Collection Policy and Payment Plan Guidelines – Treasurer Warner made a motion to approve the Amended and Restated Assessment Collection Policy and Payment Plan Guidelines, pending removal of II.3. “Each Payment Plan shall require a 25% down payment;” and additional of verbiage referencing terms from the Payment Plan Agreement. Director Buerkle 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 2.0 Project.

NEW BUSINESS

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

Review/Approve 2025 Budget – Secretary Closs made a motion to approve the 2025 Budget, with revision to re-categorize costs previously allocated to Association Communications, Magazine Publication Print Costs to Website Re-Design and to approve the flat rate 2025 annual assessment for Stonebridge Ranch homeowners at \$1003.00. This is a 5.2% increase over the 2024 assessment. Director Buerkle seconded; the motion passed unanimously.

EXECUTIVE SESSION CONVENED AT 1:32 PM

OPEN SESSION RECONVENED 4:15 PM

Summary of Executive Session:

Director Vartian made a motion to accept the Executive Session summary as listed below. Secretary Closs seconded; the motion passed unanimously.

Information Only Reports – General Manager Herbst presented the Appeals Report (10/2/24 Appeals Meeting Minutes). Director Buerkle made a motion to accept the above Information Only Report. Director Vartian seconded; the motion passed unanimously.

Regarding the Appeals Report (10/2/1970 Appeals Meeting Minutes), Account under New Business #1 (Account Ending 9767), Vice President Batson made a motion to deny driveway appeal and add requirement for driveway border per property's Sub-Association Village Guidelines. Director Vartian seconded; the motion passed 4-3 (For: President Dell'Antonia, Vice President Batson, Director Buerkle, Director Vartian; Against: Treasurer Warner, Secretary Closs, Director Arnold).

Review/Approve the Resolution for Payment of the Beach Club 2.0 Preconstruction Costs – President Dell'Antonia made a motion to approve the Resolution for Payment of the Beach Club 2.0 Preconstruction Costs. Director Vartian seconded; the motion passed unanimously.

Review/Approve Landscape Maintenance Contracts – Director Buerkle made a motion to approve Landscape Maintenance Contracts for January 2025 through December 2027 for Areas A, B and C, pending final contract negotiations by President Dell'Antonia and Director Buerkle. Treasurer Warner 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 start contract negotiations with first preferred landscape architect, and if unsuccessful, move contract negotiations to the second preference. Treasurer Warner seconded; the motion passed unanimously.

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

- L&G Committee – Director Buerkle provided an update on common area maintenance, irrigation controllers review, as well as provided an update to Strategic Plan, Priority #4 Landscape Improvements.
- Finance Committee – Treasurer Warner made a motion to ratify the Finance Committee’s vote of new Chairperson, Bill Marley, effective 1/1/25. Director Buerkle seconded; the motion passed unanimously.
- Amenities Committee –Director Arnold provided an update on current and upcoming projects.

Director Buerkle was appointed by the Board to head the Beach Club 2.0 Project Sub-Committee. Other Sub-Committee members are Treasurer Warner, Secretary Closs and Director Arnold.

- Communications Committee – Vice President Batson provided an update on the Committee’s continued efforts to redesigning the website and moving to an all-digital format in 2025 for magazine newsletter.
- Modifications Committee – Director Vartian provided an update on the Committee and shared that the Committee is still looking for volunteers and announced there is a temporary hold on expediting Modification Applications.

With regards to the ongoing review of Wellington Point Village Guidelines, President Dell’Antonia made a motion to put a temporary hold on all Wellington Point violations that do not meet the current requirement for more than one row of foundation shrubs, pending completion of guideline review. Vice President Batson seconded; the motion passed unanimously.

Vice President Batson made a motion to approve \$270,000.00 for 2025 Reserve spending for repairs of Wellington Ponds 2, 5, and 7. Treasurer Warner seconded; the motion passed unanimously.

Treasurer Warner made a motion to approve Board Level Fine of \$500.00/month on Account R077066xxxxx1770 starting November 1, 2024. Vice President Batson seconded; the motion passed unanimously.


- Social Committee – Secretary Closs provided an update on the Social Committee and upcoming entrance ID card requirements for the Halloween Spooktacular.
- President’s Update – President Dell’Antonia discussed the upcoming Board Strategic Planning meeting may be scheduled for early December.

Legal Update – Attorney Watten provided a legal update on pending cases. Director Buerkle made a motion for Attorney Watten to send Account R076679xxxxx7811 to Association’s Collections Attorney, Steptoe-Johnson, on Friday, 10/11/24, if settlement response is not received by end of the day Thursday, 10/10/24. Vice President Batson seconded; the motion passed unanimously.

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 4:20 PM.


Joe Closs (Jan 23, 2025 10:01 CST)

Joe Closs, Secretary

Jan 23, 2025

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.**







241010 BOD Meeting Minutes - Final

Final Audit Report

2025-01-23

Created:	2025-01-23
By:	connie baxter (connie.baxter@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAD6S8RiQST8iX-TwseJLpDIGgogo8xari

"241010 BOD Meeting Minutes - Final" History

-  Document created by connie baxter (connie.baxter@grandmanors.com)
2025-01-23 - 3:42:44 PM GMT
-  Document emailed to jvcloss@stonebridgeranch.com for signature
2025-01-23 - 3:43:24 PM GMT
-  Email viewed by jvcloss@stonebridgeranch.com
2025-01-23 - 3:59:36 PM GMT
-  Signer jvcloss@stonebridgeranch.com entered name at signing as Joe Closs
2025-01-23 - 4:01:17 PM GMT
-  Document e-signed by Joe Closs (jvcloss@stonebridgeranch.com)
Signature Date: 2025-01-23 - 4:01:19 PM GMT - Time Source: server
-  Agreement completed.
2025-01-23 - 4:01:19 PM GMT