



# Stonebridge Ranch Community Association, Inc.

## MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. November 21, 2024

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, November 21, 2024, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom [www.Zoom.us](http://www.Zoom.us), Meeting ID 819 345 05377.

### 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*  
Kris Grooms, *General Manager, GrandManors*  
Connie Baxter, *Lifestyle Director, GrandManors*  
Lucy Duray, *Financial Manager, GrandManors*  
Mathew Roebuck, *Landscape & Grounds Director, GrandManors*

#### Guests

Steve Watten, *Attorney*  
Hope Beitchman, *The Power Group, PR Firm (Zoom)*  
Amy Power, *The Power Group, PR Firm (Zoom)*  
Meagan Byrne, *The Power Group, PR Firm (Zoom)*  
James & Julie Murff, *Homeowner*  
Tom & Tommy Gerace, *Homeowner*  
Ashley Dodds, *Homeowner (Zoom)*

### I. CALL TO ORDER

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

### II. HOMEOWNER OPEN FORUM

1. James & Julie Murff inquired about new design guidelines for vacant lot owners. President Dell’Antonia and Director Vartian explained that the guidelines will be

ratified and disseminated shortly. However, any owner who owns a lot presently will be “grandfathered” to the guidelines in place upon the purchase of the vacant lot.

### III. CONSENT AGENDA

1. Approve the October 10, 2024, Board of Directors Meeting Minutes.
  - a. Vice President Batson motioned to approve minutes. Director Vartian seconded the motion. The motion passed unanimously.
2. Ratify Cyber Vote for Beach Club 2.0 Project Committee Guidelines.
  - a. Director Buerkle motion to approve. Vice President Batson seconded. The motion passed unanimously.
3. Approval of the Amenities Committee Guidelines
4. Approval of the Lake Usage Guidelines
5. Tabled Pool Season Guidelines to the December Meeting.

### IV. OLD BUSINESS

1. Guideline / Policy Review
  - a. Final update to Modification Guidelines (*including the new vacant lot guidelines*)
    1. Director Vartian presented final updates to Modification Guidelines, including new vacant lot guidelines. Highlights included definition of a porch, allowing “*bend-a-board*” for edging, adding prohibited items such as stock tanks and flags and signs in fences, golf ball netting, and excluded building materials. Reports also incorporated into landscape two chairs and fountains. Updates would allow golf ball screening, but not netting.
  - b. Update to Village Guidelines Wellington Point Phases 1- 4, and Lake Point.
    1. Director Vartian explained that Wellington Point, Phases 1-4, and Lake Point guidelines would reflect these changes as well. She is also working on ensuring all villages reflect these changes in the Modification guidelines.
    2. Director Vartian motioned to approve Modification Guidelines. Director Buerkle seconded; the motion passed unanimously.
  - c. Pickleball Courts Usage Guideline (Tabled from October) – Arnold.
    1. Director Arnold mentioned the committee would like to explore a more robust program in the future.
  - d. Common Area Usage Request Guideline (Tabled from October) – Arnold
    1. Matter was tabled until December’s Board of Director’s meeting.
    2. In the meantime, current language will be added that a form must be submitted to HOA before letter “A,” and amend language to say from dawn to dusk.
    3. Management to create a request form and research insurance requirements for third-party vendors.
  - e. Tennis Court Usage Guideline (Tabled from October) – Arnold
    1. Amend language on tennis courts to mirror pickle ball language regarding damages.
  - f. Tennis Program – Arnold
    1. Current vendor contract up in December. Will be reviewing new

contract and sending for board consideration shortly.

- g. Amenities Committee Guideline – Arnold
- h. Lake Usage Requests Guideline – Arnold
  - 1. Motion was made by Director Arnold to approve Tennis Court Usage Guidelines, Tennis Program, Amenities Guidelines, and Lake Usage Request Guidelines. Director Buerkle seconded. Motion passed unanimously.
- i. Pool Season Guideline – Arnold
  - 1. Section “D” 1 a & b, change “Director of Operations” to “General Manager.”
  - 2. Tabled. Board requested legal opinion on pool season guidelines and any rental on amenities.

#### **V. NEW BUSINESS**

- 1. Discuss and Act on Any Non-Confidential Items from Homeowner Open Forum - Dell’Antonia
  - a. No non-confidential items for review.
- 2. Review/Approve Appeals Process Policy – Vartian
  - a. Director Vartian moved to approve. Secretary Closs seconded. Motion passed unanimously.
- 3. Review/Approve Board Member Code of Conduct Guideline - Dell’Antonia
  - a. Vice President Batson made motion to table until December Board meeting. Director Vartian seconded. Motion passed unanimously.
- 4. Board Liaison Committee Updates
  - a. Communications 2024 Strategic Plan Update – Batson
    - 1. Vice President Batson provided updates on the 2024 Communications Strategy plan.

#### **VI. ASSOCIATION REPORTS**

- 1. Financial Reports October 2024 (Balance Sheet, Schedule of Rev and Exp, Restricted and Non-Restricted Investment Schedule, Summary of A/R, Summary of Bad Debt Expense/Reserve, Cadent Capital Reports) – Duray
  - a. Financial Manager Duray provided overview of October financials including balance sheet, schedule revenues and expenses, restricted and non-restricted investment schedule, A/R summary, summary of bad debt expense & reserve, and Cadent capital reports.

Open session concluded at 1:44pm. President Dell’Antonia briefly recessed conclusion of open session at 1:45pm to allow Director Buerkle to address owner concerns regarding fence project. President Dell’Antonia resumed recess at 1:58pm before Executive Session Call to Order.

#### **EXECUTIVE SESSION CONVENED AT 2:12PM.**

#### **VII. EXECUTIVE SESSION**

- 1. Foreclosure Report and Collections Attorney Status Report – Grooms
  - a. President Dell’Antonia discussed the collections status report with the



are being reviewed for a new publisher. Beginning in February, all publishing will be in the digital format.

2. Moving forward, General Manager Grooms will be the primary point of contact for the Power Group.
- d. Social Committee Update – Closs
  1. Secretary Closs mentioned committee is looking into potential scholarship fund opportunities for high school volunteers.
8. Legal Updates – Dell’Antonia / Watten
  - a. Association's attorney updated the Board on pending legal issues.
9. Discuss and Act on Any Confidential Items from Homeowner Open Forum -Dell’Antonia
  - a. No Items to Discuss.

**EXECUTIVE SESSION ADJOURNED AT 5:25PM.**


**OPEN SESSION RESUMED AT 5:25PM.**

**VIII. OPEN SESSION**

1. Summary of Board Decisions in Executive Session
  - a. President Dell’Antonia motioned to approve summary of Board decisions. Director Buerkle seconded. Motion passed unanimously.

**IX. AJOURNMENT**

1. Director Buerkle motioned to adjourn; Secretary Closs seconded. Motion passed unanimously. Meeting was adjourned at 5:27pm.

  
Joe Closs (Jan 23, 2025 10:54 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.”***







# 241122 BOD Meeting Minutes - Final

Final Audit Report

2025-01-23

Created:	2025-01-23
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-  Document created by connie baxter (connie.baxter@grandmanors.com)  
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-  Signer jvcloss@stonebridgeranch.com entered name at signing as Joe Closs  
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-  Document e-signed by Joe Closs (jvcloss@stonebridgeranch.com)  
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