



# Stonebridge Ranch Community Association, Inc.

## MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. December 12, 2024

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, December 12, 2024, at 6201 Virginia Parkway, McKinney, TX 75071 and via Zoom [www.Zoom.us](http://www.Zoom.us), Meeting ID 864 1119 8902.

### 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*  
Donna Johnson, *Assistant General Manager, GrandManors*  
Mathew Roebuck, *Landscape & Grounds Director, GrandManors*

#### Guests

Steve Watten, *Attorney Steve (Zoom)*  
Hope Beitchman, *The Power Group, PR Firm (Zoom)*  
Micheal Glatz, *Homeowner*  
Bailey Pinney, *Homeowner (Zoom)*  
N.Scott Wilder, *Homeowner (Zoom)*  
Zelaine Soto, *Homeowner (Zoom)*

### I. CALL TO ORDER

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

### II. HOMEOWNER OPEN FORUM

- A. Michael Glatz, President Coronado Village Homeowners Association (Sub-Association) inquired about HOA-maintained landscaping, pending actions, and

related matters. President Dell'Antonia and Director Vartian commented that the sub-association and the Board will need to review the sub association CC&Rs and guidelines to determine who is responsible for replacing trees/shrubs

### **III. CONSENT AGENDA**

- A. Approve the November 21, 2024, Board of Directors Meeting Minutes.
  - 1. Director Buerkle moved to vote on approval of revised minutes with legal update from Attorney Watten. Secretary Closs seconded the motion. The motion passed unanimously.

### **IV. OLD BUSINESS**

- A. Guideline / Policy Review
  - 1. Common Area Usage Request Guideline. Director Arnold moved to accept the amended guideline and Vice President Batson seconded. The motion passed unanimously.
  - 2. Pool Season Guideline. Director Arnold moved to accept the amended guideline and Director Buerkle seconded. The motion passed unanimously.
  - 3. Code of Conduct Action. Director Arnold moved to eliminate Item 12 from the Code of Conduct. Director Buerkle seconded. The motion passed unanimously. Vice President Batson moved to accept the amended Code of Conduct to be effective upon adoption. Director Vartian seconded. The motion passed unanimously.
  - 4. Solar Panel Guidelines. Director Vartian moved to accept the guidelines. Secretary Closs seconded. The motion passed unanimously.
  - 5. Landscape Bedding Guidelines. Director Vartian moved to accept the amended guidelines. Director Buerkle seconded. The motion passed unanimously.
  - 6. Village Guideline Revisions for Coronado, Fieldstone, and Symphony. President Dell'Antonia tabled until future date.

### **V. NEW BUSINESS**

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

There were no homeowner items to discuss.
- B. Appointment of Standing Committee 2025 Chairs. The following committee chairs were elected during the December committee meetings:
  - Amenities Committee – Lisa Porter
  - Communications Committee – Debbie Cagle-Wells
  - Finance Committee – Bill Marley
  - Landscape and Grounds Committee – Mary Patrick
  - Modification Committee – Barry Kleckner
  - Social Committee – Secretary Closs will serve as Interim ChairDirector Buerkle moved to accept the proposed Chairs and Vice President Batson seconded. The motion passed unanimously.

## **VI. ASSOCIATION REPORTS**

- A. Financial Reports. No report given due to the meeting date occurring prior to month-end close of financials.
- B. Open session concluded at 1:41 p.m.

## **EXECUTIVE SESSION CONVENED AT 1:51 p.m.**

## **VII. EXECUTIVE SESSION**

- A. Foreclosure Report and Collections Attorney Status Report – Grooms
  - 1. President Dell’Antonia discussed the collections status report with the board of directors.
- B. Information Only Reports / Acceptance
  - 1. Project Reports - Grooms / Roebuck
    - a. Lake Wall Update -Landscape & Grounds Director Roebuck advised that the Lake Wall sod has been installed and irrigation has been installed by Adriatica’s vendor.
    - b. Seasonal Color Bed Reduction - Landscape & Grounds Director Roebuck provided images of specific beds that have been redesigned and mock-ups of beds to be completed in the future. Future benefits include water reduction in these areas by using drought tolerant plant material.
    - c. Fence Replacement Contract- Landscape & Grounds Director Roebuck reviewed contract changes by the Attorney and recommended adjustments to meet the operational needs of the community.
- C. Board Liaison Committee Reports Including Any Updates to the Strategic Plan – Board
  - 1. Landscape Committee Report – Buerkle
    - a. Monthly Water Report
      - i. Landscape & Grounds Director Roebuck stated we should be under the projected 2024 water budget.
    - b. Seasonal Color Bed Review
      - i. Reports were presented in conjunction with color reduction and mulch reduction projects. More color will be added amongst the newly installed drought tolerant material. Discussed the idea of updating residents in the *Friday Flash*.
  - 2. Beach Club Steering Committee Update
    - a. Director Buerkle provided a presentation for update from the steering committee.
  - 3. Finance Committee Report – Treasure Warner provided an update on the finance committee.
  - 4. Communications Committee Update – Batson
    - a. Vice President Batson presented the Beach Club Survey to the Board of Directors and opened the topic up for discussion. Vice President Batson made a motion to approve the amended survey. Director Arnold seconded. The motion passed unanimously.

- b. Vice President Batson discussed a recommendation from the Communications Committee and the Power Group suggesting that we seek a website designer that specializes in HOA websites. We are anticipating a mid-February rollout.
- 5. Modifications Committee Update – Director Vartian provided an update on the Modifications Committee.
- 6. Amenities Committee Update – Arnold
  - a. LED Lighting for Pickleball Courts – Director Arnold moved approval of the bid from Bob Owens Electric to update the Pickle Ball courts to LED lighting. Director Vartian seconded. The motion passed unanimously.
- 7. Social Committee Update – Closs
  - a. Secretary Closs shared that we had 47 paid guests at the December 5<sup>th</sup> Tree Lighting Event. He also shared that residents were very complimentary of the new ID rules for event check-in.
- D. Legal Updates – Dell’Antonia / Watten
  - 1. Attorney Watten provided a legal update to the Board of Directors.
- E. Discuss and Act on Any Confidential Items from Homeowner Open Forum - Dell’Antonia
  - 1. There were no homeowner items to discuss.


**EXECUTIVE SESSION ADJOURNED AT 5:02 p.m.**

**OPEN SESSION RESUMED AT 5:02 p.m.**

**VIII. OPEN SESSION**

- A. Summary of Board Decisions in Executive Session
  - 1. President Dell’Antonia moved approval of the summary of Board decisions. Vice President Batson seconded. The motion passed unanimously.

- IX. **AJOURN** Vice President Batson moved to adjourn; Director Arnold seconded. The motion passed unanimously. The meeting was adjourned at 5:03 p.m.

  
 Joe Closs (Jan 30, 2025 18:04 CST)  
 Joe Closs, Secretary

Jan 30, 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.”***







# 241212 BOD Meeting Minutes - Final

Final Audit Report

2025-01-31

Created:	2025-01-30
By:	connie baxter (connie.baxter@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPbwyLxMXqgZ3LayvzJHFxQ3ne1pAPxCr

## "241212 BOD Meeting Minutes - Final" History

-  Document created by connie baxter (connie.baxter@grandmanors.com)  
2025-01-30 - 9:51:52 PM GMT
-  Document emailed to jvcloss@stonebridgeranch.com for signature  
2025-01-30 - 9:52:17 PM GMT
-  Email viewed by jvcloss@stonebridgeranch.com  
2025-01-31 - 0:02:32 AM GMT
-  Signer jvcloss@stonebridgeranch.com entered name at signing as Joe Closs  
2025-01-31 - 0:04:49 AM GMT
-  Document e-signed by Joe Closs (jvcloss@stonebridgeranch.com)  
Signature Date: 2025-01-31 - 0:04:51 AM GMT - Time Source: server
-  Agreement completed.  
2025-01-31 - 0:04:51 AM GMT