

February 26, 2025

Stonebridge Ranch Community Association, Inc.
6201 Virginia Pkwy
McKinney, TX 75071

Dear Stonebridge Ranch Homeowner:

UPDATED

NOTICE OF ANNUAL SRCA MEMBERSHIP and BOARD ORGANIZATIONAL MEETINGS
March 13, 2025, 6:30 PM-9:00 PM - Crosspoint Church, 2101 S. Stonebridge Dr., McKinney, TX

Dear Stonebridge Ranch Community Association (SRCA) Member:

Please disregard the **Absentee Ballot and Proxy Form** that was included in the 2025 Annual Meeting Notice and use the new form (included) if you intend to vote via Absentee Ballot. This new form includes language taken directly from Texas Property Code that was unintentionally omitted from the prior iteration.

All other voting methods (*online, in-person at the meeting, and in-person at the SRCA offices*) are still available. If you filled out a proxy form assigning your vote to the Board of Directors or an appointed designee, you **DO NOT** need to send in a new form. ***Only those who wish to cast their vote via Absentee Ballot need to use this form.***

If you wish to vote via Absentee Ballot, please refer to the attached Candidate Packet for information regarding the candidates and follow the directions for submittal contained in the form.

Sincerely,
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
By: Kris Grooms, General Manager

STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
ABSENTEE BALLOT

The undersigned Owner of the hereinafter identified lot (the "Property") being a member of the Stonebridge Ranch Community Association, Inc. (the "Association") hereby casts my vote as set forth below for the voting items at the Annual Membership Meeting and Election of Directors to be held on March 13, 2025 at 6:30 pm at Crosspoint Church located at 2101 S. Stonebridge Dr., McKinney, TX 75072, or any rescheduling, reconvening, continuation, or adjournment thereof and any other membership meeting duly noticed by the Association.

ELECTION OF DIRECTORS

Vote for Three (3) People (3-year term each): (Place a check mark or an "X" in the boxes of the desired candidates.)

- | | |
|---|---|
| <input type="checkbox"/> Jim Buerkle* (Incumbent) | <input type="checkbox"/> Joe Closs* (Incumbent) |
| <input type="checkbox"/> Robert Edgar* | <input type="checkbox"/> Joe Morabito |

Note: An asterisk () placed by the name indicates the candidate was recommended by the Nominating Committee.*

"By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail."

COMPLETE IF YOU ARE VOTING AS OWNER(S):

SIGNATURE OF OWNER(S): _____
PRINT NAME(S): _____
PROPERTY ADDRESS: _____
DATE: _____

COMPLETE IF YOU ARE THE PROXYHOLDER VOTING ON BEHALF OF THE OWNER(S):

Proxy-Holder's Signature*: _____
Street Address of Owner(s)' Property in Stonebridge Ranch: _____

YOU MUST ATTACH OR ENCLOSE THE PROXY SIGNED BY THE OWNER(S) WITH THIS BALLOT IN ORDER FOR THIS ABSENTEE BALLOT TO BE COUNTED.

For this Absentee Ballot to be counted, it must be received at the following location or email address by NOON on Thursday, March 13, 2025.

Stonebridge Ranch Community Association, Inc.
6201 Virginia Parkway, McKinney, TX 75071
STONEB@Ciramail.com

NOTICE REQUIRED BY SECTION 209.00592 OF THE TEXAS PROPERTY CODE: By casting your vote via absentee ballot, you will forego the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals, your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person, in which case any in-person vote will prevail.

STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.

PROXY FORM

The undersigned Owner of the hereinafter identified lot (the "Property") being a member of the Stonebridge Ranch Community Association, Inc. (the "Association") assigns to the Secretary of the Association or _____, as Owner(s) true and lawful proxy with the power of substitution for purposes of establishing a quorum and to vote and otherwise represent the undersigned at the Annual Meeting of the Association's Membership to be held on **March 13, 2025 at 6:30 pm** at **Crosspoint Church** located at **2101 S. Stonebridge Dr., McKinney, TX 75071**, or any rescheduling, reconvening, continuation, or adjournment thereof and any other membership meeting duly noticed by the Association, with the same force and effect as if the undersigned were present and voting.

The proxyholder designated above may not assign this proxy to another person. This proxy revokes all proxies previously granted by the Owner(s) of the Property. This proxy shall be considered automatically terminated and withdrawn if an owner of the Property (1) signs and delivers to the Association a written notice of revocation of this proxy prior to the Annual Meeting or (2) signs and delivers to the Association a written proxy appointing someone else dated later than this proxy.

QUORUM ONLY PROXY

_____ Check this box if you only want your proxy to be counted towards quorum.

ALL OWNER(S) OF PROPERTY:

Printed Name of Owner _____ Date: _____

Signature _____

Printed Name of Owner _____ Date: _____

Signature _____

Street Address of Owner(s)' Property in Stonebridge Ranch:

For this proxy to be counted, it must be received at the following location or email address by **NOON** on **Thursday, March 13, 2025**.

Stonebridge Ranch Community Association, Inc.
6201 Virginia Parkway, McKinney, TX 75071
STONEB@Ciramail.com

ONLY THIS BOARD APPROVED PROXY FORM WILL BE ACCEPTED.

THIS PROXY IS ONLY VALID FOR BUSINESS THAT WILL BE CONDUCTED AT THE ANNUAL MEMBERSHIP MEETING TO BE HELD ON MARCH 13, 2025, AND FOR ANY ADJOURNMENT THEREOF IN ACCORDANCE WITH THE BYLAWS OF THE ASSOCIATION. THE PROXY MUST BE SIGNED TO BE VALID.

ABSENTEE BALLOT OR PROXY QUORUM PARTICIPATION INFORMATION

How do I fill out my Absentee Ballot or Proxy Quorum Participation Form?

All you need to do is check the box/boxes on the Absentee Ballot or Proxy Quorum Participation Form, sign the form and enter the property information. The key is to fill it out and return it to GrandManors Management at the SRCA office no later than 12:00 PM on Thursday, March 13, 2025.

What is an Absentee Ballot or Proxy Quorum Participation?

Simply put, an absentee ballot or proxy quorum participation is a signed instrument that allows you as the owner to declare meeting attendance plans or designate proxy at a duly called meeting without attending.

What do I accomplish with an Absentee Ballot or Proxy Quorum Participation?

Absentee Ballot or Proxy Quorum Participation Form has an advantage for owners who will not be able to attend the Annual Meeting but want to help SRCA achieve the required quorum. To conduct the annual meeting, we must meet or exceed a quorum. Quorum is achieved by combining member participation responses before and during the meeting.

What if I change my mind and come to the duly called meeting?

If you have filled out your Absentee Ballot or Proxy Quorum Participation Form and have submitted it to the Association then you change your mind and wish to attend, your Absentee Ballot or Proxy Quorum Participation Form will become void when you submit a Quorum Participation Form at the meeting.

What should I do if I still do not understand how to fill out or use the Absentee Ballot or Proxy Quorum Participation Form?

Call the SRCA office at 214-733-5800. Staff will be available to walk you through the process. Remember, the key to effective use of the Absentee Ballot or Proxy Quorum Participation Form is to return the completed form to GrandManors on-site management at the SRCA office no later than NOON on Thursday, March 13, 2025.

Read the Absentee Ballot or Proxy Quorum Participation Form and fill it out accordingly. Remember: Please return the completed Absentee Ballot or Proxy Quorum Participation Form to GrandManors on-site management at the SRCA office located at 6201 Virginia Parkway or by email to STONEB@Ciramail.com by Thursday, March 13, 2025 at NOON.



Jim Buerkle

Briefly introduce yourself. Include your background (business, volunteer or other experience), the number of years you've been a Stonebridge Ranch resident, etc.

My wife Judy and I have been married for 48 years, have two grown children and have lived in 7 different cities during our life together. We are 20-year residents of the DFW area, 14 of them in Highland Village and 10 in Stonebridge Ranch. We took a six year sabbatical in the Redmond WA area, in 2009, returning to Texas in the spring of 2014 in a work related assignment. I have spent four years serving as a member of the Board and liaison to two Committees: Social and the Landscape and Grounds Committee working closely with three different Landscape and Grounds Directors employed by our Management Company. In that time, the Landscape and Grounds Committee on two primary objectives: Identify and Correct the issues caused by previous management, and cost reduction. We have changed from Irrigation Consultants and Landscape Inspector consultants and significantly changed our method of operation. Rather than generically describe the responsibilities of the Landscape Management Companies, we are prescriptively in the contract calling out key activities, periodicity of those activities, specifying in detail down to the content of the fertilizer and pre-emergent applied. In the process we not only are insuring we get what we pay for, we are also repairing the damage to the plant material caused by years of mismanagement. We also have completed a project to conserve water reducing total gallons consumed over the last 3 years. This is a major achievement given that water is 20% of our annual budget.

The Committee and the Landscape Director have not stopped. We have begun to implement a program to reduce the amount of mulch we consume annually by retrofitting mulch areas with woody stemmed plant material which will provide color and not require annual reapplication. We made the decision to replace annual color cost in the same manner. Annual Color requires constant water in the hot dry time of year, the plants we are replanting will provide color and less water. The net effect of these efforts are saving an estimated \$400,000 this fiscal year.

I look forward to serving the Community on the Board focused on reducing the amount of money we spend to keep Stonebridge Ranch the Premier Community it is.



Joe Closs

Briefly introduce yourself. Include your background (business, volunteer or other experience), the number of years you've been a Stonebridge Ranch resident, etc.

I am a retired US Navy officer. I met the wonderful person who became my wife while we served together on the staff of Admiral Rickover. My Navy assignments dealt with the design, building, repair and recycling of nuclear-powered submarines. Following 25 years in the Navy, I spent almost two decades as a contractor as a Department of Defense Level III Program Manager and Certified Information System Security Professional. My volunteer efforts throughout my life include tutoring grade and high school students in math and science, member of Friends of the Library in various states, serving on the City of McKinney Library Advisory Board, and home owner association (HOA) board member/officer in Washington, Virginia and Texas. The one in Texas was Stonebridge Ranch Community Association. My native Texan wife and I moved to Stonebridge Ranch in 2011, so resident homeowners for a bit over thirteen years.

To which areas do you feel you could make the greatest contribution? Why? (i.e. finance landscape and grounds, communications amenities, social modifications, etc.)

I believe my fiscal responsibilities with annual budgets of hundreds of millions of taxpayer dollars during three distinct US Navy tours, as well as being the treasurer of the HOA in Virginia for eight years, would prove useful as liaison to the Finance Committee. I also have experience with SRCA Social and Amenities Committees. Whatever assignment best serves my neighbors.

What are your reasons for wishing to volunteer your service on the SRCA board of directors?

As time permitted throughout my life, I have tried to make our community a better place. As a retiree, I have plenty of time.

What volunteer activities have you been involved with SRCA and/or not for profit or nonprofit associations?

As alluded to earlier, I served for over five years on the SRCA Board. Other not for profit organizations include HOAs in other states, various Friends of the Library, City of McKinney Advisory Board and tutoring grade/high school students in four states.

What challenges or opportunities do you believe SCRA is currently facing? What challenges or opportunities do you anticipate SRCA confronting in the future?

In my opinion, the biggest unknown is inflation. I believe inflation is coming back, hopefully not what we saw in the late 70s. As the SRCA Board of Directors is limited to the greater of a 5% or CPI-U increase in assessments without homeowner approval, I can see a future where services may need to be cut to balance the budget. Do we space out HOA fence replacement a few years? Decrease management company staffing levels? I made, and learned from, many such resource allocation decisions in the past.

Experiences and attributes for SRCA board success – in addition to answering the questions above please describe your work and background.

- a. Board or Committee Experience
 - i. 5 years on the SRCA Board of Directors
 - ii. 8 years on the Terra Grande HOA Board of Directors in VA
 - iii. 4 years on the City of McKinney Library Advisory Board
 - iv. Various qualification boards and inquiry boards in the Navy
 - v. Too many committees enumerate, both standing and ad hoc
- b. Executive/Leadership Experience
 - i. 25 years as commissioned US Navy officer
 - ii. Director, Quality Assurance Office at Puget Sound Naval Shipyard
 - iii. Los Angeles Class and Ohio Class submarine Project Officer at Electric Boat
 - iv. Ocean Engineering Project Officer at Mare Island Naval Shipyard
- c. Critical, strategic and innovative thinking
 - i. While serving on Commander, Submarine Force Pacific staff, developed a plan for the overhaul of USS OHIO, the first Trident submarine

- ii. Other projects as assigned
- d. Knowledge of/experience with
 - i. HOA
 - 1. 8 years with Terra Grande HOA in Springfield, VA
 - 2. 5 years with Stonebridge Ranch Community Association
 - ii. Organization of annual budgets greater than \$1M
 - 1. 3 years on Commander, Submarine Force Pacific staff
 - 2. 6 years on Supervisor of Shipbuilding, Groton staff
 - 3. 3 years as Ocean Engineering Project Officer
 - 4. 5 years on SRCA Board of Directors
 - iii. Not for profit organization, legal duties of a board, etc.
 - 1. Nothing significant other than previously mentioned
- e. Knowledge of SRCA and its governing documents
 - i. SRCA resident for over 13 years
 - ii. Received three violations early in those 13 years, which certainly made me pay attention to the governing documents. Violations promptly resolved without fines. Aside: One violation featured a white brick house in the photo showing the violation. Our home has red bricks. The CMA Management person did apologize for sending me the violation in error.
 - iii. 5 years on the SRCA Board of Directors



Robert Edgar

Briefly introduce yourself. Include your background (business, volunteer or other experience), the number of years you've been a Stonebridge Ranch resident, etc.

I was born in Boston and went to high school and university in Los Angeles. My wife, Paula and I have been married for 60 years and have two grown daughters residing in Denver and North Carolina. We have two grandsons. I am a graduate of the University of Southern California in Business Administration and did graduate work at the University of Alabama and UCLA. I served 4 years in the Air Force from 1964-68. We relocated to Stonebridge Ranch in 1994 after completing a 7-year natural gas development project in remote Indonesia.

My professional experience includes more than 30 years professional and managerial experience in planning and execution of major domestic and international upstream oil and gas development projects valued from \$250MM to greater than \$1B and related operations, maintenance and support activities with emphasis in contracts management, project cost and schedule controls, procurement, logistics, aviation and materials management.

I am retired.

To which areas do you feel you could make the greatest contribution? Why? (i.e. finance landscape and grounds, communications amenities, social modifications, etc.)

My background lends itself to contributions in Landscape and Grounds, Communications and Finance.

What are your reasons for wishing to volunteer your service on the SRCA board of directors?

One of the primary reasons we chose Stonebridge Ranch was because of its appeal as a large, well-planned community with an active HOA. I continue to believe that our active, professional HOA has been and will continue to be a significant benefit to all Stonebridge Ranch residents. I would hope to help continue that legacy in some small way.

What volunteer activities have you been involved with SRCA and/or not for profit or nonprofit associations?

I am an active member of McKinney Retired Active Seniors (McRATS), a local social organization for active seniors.

What challenges or opportunities do you believe SCRA is currently facing? What challenges or opportunities do you anticipate SRCA confronting in the future?

Stonebridge Ranch started as a development idea for 5000+ acres in the early 1970's to a mature community of 30,000+ residents today. The development concepts envisioned at the outset have largely been achieved and maintained, despite cyclical business challenges and dynamic growth in North Texas. This, in large part, due to the foresight of the founders and active management of our HOA. Going forward, I believe the HOA will be challenged to keep the community's amenities and programs relevant to a changing demography and to find the necessary resources and funds to maintain the community's mature infrastructure.

Experiences and attributes for SRCA board success – in addition to answering the questions above please describe your work and background.

As a long-time Stonebridge Ranch resident, I have had a vested interest in the success of this community for many years. I believe that interest and my knowledge of the community will be an asset to the SRCA board.

I have extensive experience in contracting and management of contracts for consultants, engineering, construction and operation of industrial facilities and related activities which I believe will be helpful to Stonebridge Ranch.

My work experience includes:

5 years with the TOSCO Corp as a Director of Project Controls and Administration for a \$6B oil shale synfuels project in the U.S. Rocky Mountains.

16 years with the ARCO Oil and Gas Co. with responsibilities in large domestic and international oil and gas development projects including

- Contracts Director in Alaska
- Project Business Director in Indonesia
- International Contracts Manager in Plano, Texas
- Project Business Director in Ecuador.

8 years with Talisman Energy Malaysia in Malaysia as Projects Contracts Manager and Project Services Manager for major oil and gas development projects in SE Asia.

Hands-on experience with design and development of purchasing, logistics, contracts & procurement administration and project control software.



Joseph Morabito

Briefly introduce yourself. Include your background (business, volunteer or other experience), the number of years you've been a Stonebridge Ranch resident, etc.

My wife and I moved to Stonebridge Ranch in 2022 to be closer to our grandchildren. While I have served on two HOA Boards and experienced several others in four states, I was dismayed by the terrible service we encountered when attempting to put a wheelchair friendly walk on the side of our home, perhaps needed for future use to connect our driveway to the rear yard. What we wanted to do never did get approved. While I dread another encounter, we will have to try again to get something approved that is workable.

In any case, that experience is one of many reasons I decided to run for the Board. If elected, I will be the voice of our Members on the Board, which is lacking today, recognizing that we are the customers paying all the bills. My focus on the Board will be as follows:

1. Implement quality metrics to improve services, facilities, and landscaping.
2. Implement procurement procedures to negotiate better deals for the Association with our suppliers to save money.
3. Implement a Five-Year Plan to improve landscaping in the community.
4. Increase communications between the Association and our Members.
5. Plan more social events to encourage more interaction among our Members.
6. Hold some Board Meetings during later hours making it easier for working Members to attend.
7. Create Zoom access so all Members can see Board Meetings without the need to attend one. This could allow for Chat Questions. Record those meetings and post them for viewing.

8. Oppose the McKinney Airport slated to grow to 16 gates (Love Field has 20 gates) because it will bring increased traffic, jet noise and air pollution over our community.
9. Properly managing the cost of the Beach Club Renovation. It appears that there may be fiscal mismanagement by the current Board TBD.

Though, I am well qualified to serve on the Board, I did not receive the endorsement of the nominating committee composed of current Board members because I am clearly a change agent, and change is very threatening to entrenched interests.

I am the Donald Trump of Stonebridge Ranch without his billions (Ha Ha) seeking to Make Stonebridge Ranch Great – Again. We have a lot of work to do, and time is of the essence.

If you want to see changes and improvements in our community, Please Vote For Me.

To which areas do you feel you could make the greatest contribution? Why? (i.e. finance landscape and grounds, communications amenities, social modifications, etc.)

Customer Service, Social, Modifications, Fiscal Management as a result of my experience.

What are your reasons for wishing to volunteer your service on the SRCA board of directors?

Since I am semi-retired, I now have the time to benefit our community. I have years of senior management experience in all facets of business management from working at Merrill Lynch, Weyerhaeuser and my own company, Paragon Global Resources that will benefit the HOA and our community.

What volunteer activities have you been involved with SRCA and/or not for profit or nonprofit associations?

Las Virgenes Concerned Citizens: Board of Directors, Treasurer, 1979-1981
Fountainwood Homeowners Association: Board of Directors, President, 1980-1983
Newport Chamber Orchestra: Board of Directors, Vice President, 1984
CZ Master Association, Board of Directors, 1999-2002
Hayek Group: Board of Directors 2016 - 2018
Sierra Nevada Performing Arts Association - Founder and President 2015 to 2022

What challenges or opportunities do you believe SCRA is currently facing? What challenges or opportunities do you anticipate SRCA confronting in the future?

There is a lack of customer focus in HOA Management. Service is weak. Quality metrics are not apparent. I believe we can use procurement processes to save money to prevent future dues increases and special assessments. This will be very important related to the Beach Club Project.

Experiences and attributes for SRCA board success – in addition to answering the questions above please describe your work and background.

Owner, Founder/CEO of Paragon Global Resources and its subsidiaries since 1991.

Education – California State University

BA History

BA Political Science

MA Education Administration

Standard Secondary Teaching Credential

Administrative Services Credential

Completed all the coursework for the Real Estate Broker Exam: Principles, Practices, Economics, Property Management, Law, Finance, Appraisal.

Provided consulting services at the C-Suite Level for major companies and non-profits throughout the United States and world.

Before entering business was a public school junior, senior and adult school teacher and administrator.

World Traveler. Conducted many training and other group orientations. Speak Spanish and Italian.