



Stonebridge Ranch Community Association

Annual Meeting of the Membership

March 13, 2025 | 6:30 p.m.



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ANNUAL MEETING OF THE
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
MARCH 13, 2025
6:30PM

VISION STATEMENT

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

- I. **Welcome & Introductions** – Jon Dell'Antonia, Board President
- II. **Call to Order & Establish Quorum** – Kris Grooms, General Manager
- III. **Proof of Notice of Meeting** – Kris Grooms
- IV. **Role of the Board of Directors** – Kris Grooms
- V. **2025 Board of Directors Election** – Kris Grooms
 1. **Recognition of Director Candidates: Jim Buerkle, Joe Closs, Robert Edgar, and Joe Morabito**
- VI. **Approval of Minutes of Annual Meeting – March 21, 2024** – Jon Dell'Antonia
- VII. **Board of Directors 2024 Reports** – Jon Dell'Antonia
- VIII. **SRCA Committee Reports**
 1. **Modifications & Board Appeals** – *Kristen Vartian*
 2. **Communications** – *Debbie Cagle Wells*
 3. **Amenities** – *Bill Arnold*
 4. **Social** – *Bill Arnold*
 5. **Landscape & Grounds** – *Jim Buerkle*
 6. **Finance** – *Michael Warner*
 7. **Beach Club 2.0** – *Jon Dell'Antonia*
- IX. **Adjournment**
- X. **City of McKinney Presentation** – City Mayor, George Fuller

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."



Stonebridge Ranch
Community Association, Inc.

ANNUAL MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY
ASSOCIATION, INC.
March 21, 2024

Meeting held at Crosspoint Church (2101 S. Stonebridge Dr, Mckinney, TX 75070) and remotely via Facebook livestream.

WELCOME AND INTRODUCTIONS

President Dell'Antonia welcomed everyone to the SRCA Annual Meeting. He introduced the GrandManors management team and then introduced the Board of Directors to the membership.

CALL TO ORDER

President Dell'Antonia called the meeting to order at 6:30 PM. A quorum was met.

PROOF OF NOTICE OF MEETING

In accordance with the Bylaws, notice of the Annual Meeting was mailed to all Owners of Record on February 21, 2024.

APPROVAL OF 2023 ANNUAL MEETING MINUTES

A motion was made by Mary Patrick and seconded by Marta Gore to approve the minutes of the March 30, 2023, Annual Meeting; the motion passed.

ROLE OF THE BOARD OF DIRECTORS

President Dell'Antonia outlined the role of the Board of Directors.

BOARD ELECTION

President Dell'Antonia announced the 2 candidates running for 2 Board openings: Jon Dell'Antonia and Nathan de Guia.

BOARD REPORT

President Dell'Antonia presented a PowerPoint presentation highlighting SRCA past year's achievements, reported the Association initiated the process to renovate or replace the Beach Club Pool, and updated the membership on the Association's continued involvement with TxDOT on the US380 Bypass Project.

SRCA COMMITTEE REORTS

Each Board Liaison presented their committee's accomplishments from the past year.

1. Finance Committee –Treasurer Counts
 - (a) Introduction of Committee Members
 - (b) Scope of Responsibilities: Operational Budget, Portfolio Adjustments, Special Projects
 - (c) Strategic Plan
 - (d) Treasurer's Report: Summary of past year's revenue and expenses, Operational Challenges, Investment Policy Summary
 - (e) Investment Policy Summary and Report: Recap of investment performance
2. Modifications Committee and Board Appeals – Director Vartian
 - (a) Introduction of Committee Members
 - (b) Modifications Process and Report: Committee Overview, 2024 Goals. Report on number of applications received from past year
 - (c) Board Appeals: Overview of Appeals procedures for Modifications and Violations.
3. Landscape and Grounds Committee – Director Buerkle
 - (a) Introduction of Committee Members
 - (b) Strategic Purpose: Work to Reduce Costs, Water Conservation
 - (c) 2024 Focus: Explore Programs Lowering Water and Color Cost, Repair Damage, Drainage Renovation, Erosion Repair
 - (d) Common Areas Maintenance: Overview of past year's accomplishments such as addition of weather stations and addition of regular L&G articles in *Stonebridge Ranch News* magazine
4. Amenities Committee – Director Norton
 - (a) Introduction of Committee Members
 - (b) Strategic Goals
 - (c) Premier Amenities
 - (d) Millerd Pond Dredging
5. Communications Committee – Vice President Batson
 - (a) Introduction of Committee Members
 - (b) Committee Purpose
 - (c) Overview of Multiple Communication Channels: *Stonebridge Ranch News* magazine, E-News blasts, SRCA website, SRCA Facebook Group, Resident online portal, and Broadcast texts
6. Social Committee – Secretary Closs

- (a) Introduction of Committee Members
- (b) Past Events: Highlight of past year's events
- (c) 2024 Upcoming Events
- (d) New for 2024: User Fees for Select Events

ADJOURNMENT

With no further business, a motion was made by Mary Patrick to adjourn the meeting, and Stephan Lopez seconded the motion; the motion passed.

Joe Closs, Secretary

Date

Stonebridge Ranch Community Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Replacement Fund	(3) Common Property Fund	(4) Capital Improvements Fund	All Funds
	As of 12/31/2024	As of 12/31/2024	As of 12/31/2024	As of 12/31/2024	As of 12/31/2024
	Actual	Actual	Actual	Actual	Actual
ASSETS					
Current Assets					
Cash - Banc of CA - AR 4132	47,994	0	0	0	47,994
Cash - Banc of CA - AP 2956	50,000	0	0	0	50,000
Petty Cash on hand	600	0	0	0	600
Cash - Vanguard Investment#3701	3,363,518	0	0	0	3,363,518
Cash - Undeposited Funds	1,814	0	0	0	1,814
Cash - Imprest Account 8624	8,429	0	0	0	8,429
Cash - Independent #4277	953	0	0	0	953
Cash - Capital Improvements Fund 0197	0	0	0	40,034	40,034
Cash - Banc of CA ICS	1,383,416	505,414	0	120,665	2,009,495
Cash - Banc of CA Repl Fund 4140	0	26,262	0	0	26,262
Invest - Raymond James Portfolio	0	5,071,588	0	0	5,071,588
Raymond James Cash Reserve	0	556,302	0	0	556,302
Raymond James Market Value Adjustment	0	1,935,731	0	0	1,935,731
CDARS - Banc of CA	0	0	0	909,993	909,993
Accounts Receivable	388,026	0	0	0	388,026
Accounts Receivable - Other	8,776	0	0	0	8,776
Allowance for Bad Debts	(136,200)	0	0	0	(136,200)
Prepaid Expenses	21,590	0	0	0	21,590
Prepaid Insurance	40,961	0	0	0	40,961
Prepaid Construction	0	0	0	164,625	164,625
Interfund Assets (Liabilities)	(26)	0	0	26	0
Total Current Assets	5,179,851	8,095,297	0	1,235,343	14,510,491
Fixed Assets					
Office Equipment	0	0	21,989	0	21,989
Computer Equipment	0	0	5,128	0	5,128
Irrigation Controllers	0	0	320,472	0	320,472
Accumulated Depreciation - Computers	0	0	(4,746)	0	(4,746)

Unaudited

Accumulated Depreciation - Irrigation Controllers	0	0	(320,472)	0	(320,472)
Accumulated Depreciation - General	0	0	(21,169)	0	(21,169)
Total Fixed Assets	0	0	1,202	0	1,202
Other Assets					
Deposits - Utility	42,165	0	0	0	42,165
Total Other Assets	42,165	0	0	0	42,165
TOTAL ASSETS	5,222,016	8,095,297	1,202	1,235,343	14,553,858
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Current Liabilities					
Accounts Payable	469,419	218,991	0	12,758	701,168
Prepaid Assessments	3,270,993	0	0	0	3,270,993
Other Current Liabilities	16,477	0	0	0	16,477
SB Lake Wall	0	10,428	0	0	10,428
Accrued Expenses	197,446	0	0	81,316	278,762
Master Landscape Project	0	289,734	0	0	289,734
Fence Replacement Project	0	2,923	0	0	2,923
Enhancement Projects - Undesignated	0	0	0	882,639	882,639
Enhancement Projects - Amenities	0	0	0	94,005	94,005
Deferred Reserve Funds	0	5,283,427	0	0	5,283,427
Deferred Revenue - Fines	76,650	0	0	0	76,650
Total Current Liabilities	4,030,986	5,805,501	0	1,070,718	10,907,204
Other Liabilities					
SRCA Liability	0	0	0	164,625	164,625
Total Other Liabilities	0	0	0	164,625	164,625
TOTAL LIABILITIES	4,030,986	5,805,501	0	1,235,343	11,071,830
FUND BALANCES					
Prior Years Surplus (Deficit)	261,502	2,289,796	3,590	0	2,554,888
YTD Net Surplus (Deficit)	929,528	0	(2,388)	0	927,140
TOTAL FUND BALANCES	1,191,031	2,289,796	1,202	0	3,482,029
TOTAL LIABILITIES AND FUND BALANCES	5,222,016	8,095,297	1,202	1,235,343	14,553,858

Unaudited



Beach Club Frequently Asked Questions

1. Why Do We Need a Special Assessment?

An HOA has the responsibility to maintain and the opportunity to improve a community. The original Stonebridge Ranch Beach Club pool was in operation for more than 35 years. It reached the end of its life span and had to be shut down for multiple reasons, including an extensive water leak and the inability to purchase replacement parts.

2. How Much Will the Special Assessment Be?

The Board has taken a pause while resident feedback is collected and incorporated; thus, the design has not been finalized, and construction contracts have not been solicited nor signed. If the current design was built, the estimate is for a one-time assessment between \$1,600 and \$1,750, including proposed construction costs and other required costs.

3. When is the Special Assessment Due?

We anticipate finalizing the scope of the project—and therefore the amount of the assessment—later this year. After a vote by the Board of Directors in an open session, residents will have at least 60 days before any assessment is due.

4. What Happens If I Can't Pay the Special Assessment?

We recognize that this is an unexpected expense for many homeowners and a hardship for some. Flexible payment options, extending up to 18 months, will be offered.

5. Why Did Homeowners Not Get to Vote? How Can I Have My Voice Heard?

Our volunteer Board of Directors is tasked with representing our community, and the bylaws do not require a homeowner vote for a special assessment. However, as of March 2025, the Board of Directors is taking a short pause to reflect, evaluate, and gather more homeowner input before proceeding. Stay tuned: we are currently developing ways to solicit community-wide resident feedback and engagement. While gathering additional feedback will delay the original completion date of Summer 2026, this is a critical, necessary step.

6. Why Can't the Reserve Fund be Used to Pay for this Project?

Our reserve fund is a savings account reserved for anticipated large-scale repairs to existing assets. A major capital improvement, like the current project, adds a new asset or substantially improves an existing one. While the SRCA reserve fund is strong, it was not designed nor funded to pay for major capital improvements.

7. How Do Homeowners Benefit from this Project?

Homeowners currently have an opportunity to improve the existing amenity. The current design plans for an expanded amenity would extend the area to year-round use, capitalize on the association's lakefront property, provide an amenity for all ages, protect property values, provide a "weather-proof" venue for activities, bring the area into current code compliance, expand activities that the HOA could offer, and more!

8. How Can I Stay Updated on the Project with Accurate Information?

Subscribe to SRCA emails (including the Friday Flash), join the official "[Stonebridge Ranch Community Association \(SRCA\)](#)" [Facebook Group](#), or visit stonebridgeranch.com. Please connect with the HOA office at 214-773-5800 or STONEB@ciramail.com as needed for help.



STONEBRIDGE RANCH
COMMUNITY ASSOCIATION
ANNUAL MEETING

ASK US ANYTHING!

Do you have questions about the Stonebridge Ranch Community Association? We are here to help!

Submit this page to one of our staff members, and we'll respond to your questions soon by phone or email.

Please provide your information and questions below.

Name: _____

Phone: _____

Address: _____

Email: _____

Keep in mind, you may find answers on the FAQs included in this packet or at StonebridgeRanch.com

Question 1:

Question 2:

Question 3: