



## Stonebridge Ranch Amenities Committee Meeting Minutes

### VISION STATEMENT

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

### Detail

Date April 9, 2025	Time: 3:30 pm
Location: SRCA Community Room/Zoom	Prepared by: Deanna Herges

### Attendees

X	Lisa Porter – Committee Chair
X	Bob Edgar – New SRCA Board appointed Amenities Liaison
X	Bill Arnold – Previous SRCA Board appointed Amenities Liaison
X	Jim Terilli – Committee Member
	David Morgan – Committee Member
	Tom Fredricks – Committee Member
X	Deanna Herges – Committee Secretary
X	Harlow Hagee – Committee Member
	David Vartian – Committee Alternate Member
	Eric Ortega – SRCA Maintenance Management (GrandManors)
X	Connie Baxter – SRCA GrandManors Lifestyle Director
	Chris (?) – General Manager with GrandManors
	<b><u>Guests</u></b>
	Michael Warner – SB HOA Treasurer
	Matthew Roebuck – SRCA Landscape & Ground Management (GrandManors)

### Minutes

Agenda	Notes	Action Item	Owner
Call to order	3:34 Quorum in attendance		Lisa
Approve minutes	Deanna to forward meeting notes to Scott per approval (Approved: Jim, Lisa)	Send to Connie	Deanna
Admin (New Amenities People Needed)	- Lisa has several new possible members for the Amenities team to consider	Share Bios	Lisa
Pool (Beach Club)	- Introduction to Bob Edgar the new Beach Club leader and the Amenities liaison. (Bio: Construction projects) - Looking for 1- General Architect 2- Aquatic Architect 3- Landscape architect 4- General Construction Manager		Bob

Agenda	Notes	Action Item	Owner
	<ul style="list-style-type: none"> <li>- A new survey is being discussed to be shared with the homeowners – anticipate results ~ April 23<sup>rd</sup></li> <li>- New ETA for completion is May '27</li> <li>- Request assistance on the use cases (requirements) for the Beach Club amenities</li> <li>- → Amenities for residents specifically</li> <li>- → Warming kitchen, 200 seating area, insurance concerns, staffing, legal, rent-able &amp; by whom?</li> </ul>	Point person	Harlow
Lakes	<ul style="list-style-type: none"> <li>- Wellington 5,6,7 is slotted for Q1'25 funding is approved!</li> <li>- Quail Creek remains on hold per the lawyer (bankrupt Carnal Strategies).</li> <li>- Quail Creek – request the board to allow maintenance to cut down the trees growing the unintended island to minimize water flow issues. (board asked to not touch the lake)</li> <li>- No money is in the '25 budget for dredging. The Amenities Committee will request funding to do silt tests for 2 lakes to gain estimates to do the dredging in '26. Dredge List has been adjusted to: <ul style="list-style-type: none"> <li>○ Priest Meadow</li> <li>○ Wellington 2</li> <li>○ Fountain View</li> </ul> </li> </ul>	<p>Approved</p> <p>HOLD</p> <p>Do nothing</p> <p>Request funds for Silt testing (April mtg)</p>	<p>Bill</p> <p>Bill</p> <p>Bill</p> <p>Bill/Bob</p>
Park Regulations	<ul style="list-style-type: none"> <li>- There is concern with Nora Haney having soccer teams use the park (question if any are residents, parking is a mess, dangerous for kids running between cars, etc.)</li> <li>- How many guests should a resident be allowed to bring? (unknown, compare to the pool?)</li> <li>- Maintenance will post a sign noting the park is for residents only ... see if this helps.</li> </ul>	Post Sign	Eric
Racquet Program	<ul style="list-style-type: none"> <li>- Racquet program presentation was shared with the board president. While there is interest, the pool is consuming all attention at this time. Bill will determine the best time to present this to the board</li> <li>- Bill will let Deanna, Lisa and Tom know when / if he'd like to discuss the proposal prior to the board presentation</li> <li>- Bill recommended (with concurrence of the other committee members) to look at the pavilion space around the Coronado park area</li> </ul>	<p>Hold</p> <p>Hold – generally Talk to Lisa &amp; Tom</p>	<p>Bill</p> <p>Deanna</p>

Agenda	Notes	Action Item	Owner
	to expand pickleball. – Deanna to speak to Lisa and Tom		
Pool (Aquatic Center)	Funding approved; Upgrades are underway - Research the possibilities of installing LED lights in the pool while drained (Bill recommend)	Check status	Eric
Sharepoint	Requesting all documents accessed before 2023 be archived. Assistance is needed – Connie to research	Hold	Deanna
Racquets (Tennis)	Due to the high focus and dollars required for the pool the board has requested this be put on hold for how. Tennis courts maintenance: (tennis fencing and screens); - Windscreens need 100% replaced - Fencing replacement: 80% it is rusting and a bigger issue than previously known - 20% fencing needs to be painted black as green is no longer available - Pole structures are also being to rust	Hold	Eric
Regent Flag	- This effort is currently on hold due to the family having some health issues Regent Flag Pole request – APPROVED however a contract must be signed by the key community leaders – Connie to complete but needs assistance drafting the agreement	Hold	Connie
Lake (Wellington 7)	Funding approved to fix the issues -Lake has been leaking for 15 years -Pond is low -Homeowners are complaining -Work was done in 2008 but it didn't fix the problem -There is a well that feed into Wellington 5, flows to 4, then 7 (which has a pump), the 6 and back into 4. – The cost is a bit pricy but it is much needed	Update	Eric
Lake (Quail Creek)	Quail Creek is in litigation with some external developers (that have gone bankrupt). It has been quite a long time and the Amenities committee is recommending the Board make a decision to move forward to fix the issues. -There are algae mats growing all around the pond, and the island is growing every day with the willow trees now over 20 feet tall. -It's worth noting that this lake stays full, most likely due to an underground spring	Need lawyer input	Bill
Parks Gazebos	Several Gazebos need to be sanded & repainted (4-5) Prioritization:	Q1'2025	Eric

Agenda	Notes	Action Item	Owner
	1. Mayberry 2. Regent Park 3. Miller Pond Liberty & La Cima are OK		
<b>Adjourn</b>	<b>Motion passed</b> to adjourn 4:40p (Jim, Lisa)		
Next meeting	May 14,2025		

## Amenity project list

Since 2023

Project	Description	Status
Admin (Amenity controlled access)	This initiative was cancelled per the board. The Amenities committee believes this capability is a requirement for a top tier community	Cancelled (2023)
Admin (Amenity controlled access)	Recommend Implementing a control access system (ActiveNet) at pickleball courts, tennis courts, beach club, and aquatic center. Focus will be the pools for initial phase.	Complete (2023)
Admin (HOA Rules and regulations)	Amenities reviewed and gave updates for the following document: <hr/> <ul style="list-style-type: none"> <li>- Pickleball</li> <li>- Tennis</li> <li>- Common Areas</li> <li>- Pool Season</li> <li>- Lake usage</li> </ul> <hr/> Amenities Committee	Complete (2024)
Admin (Leadership Changes)	We modified the Amenities Committee guidelines to allow for the secretary to also be a Committee Lead due to no Vice-Chair existing.	Complete (2024)
Admin (Sharepoint)	Sharepoint generic ID will not work due to security. The team decided we will continue as is. If anyone is having an issue they will contact the secretary to assist the effort.	Complete (2024)
Admin (Sharepoint)	Sharepoint generic ID will not work due to security. The team decided we will continue as is. If anyone is having an issue they will contact the secretary to assist the effort.	Complete (2024)
Adriatica Wall	Complete & moved to Landscaping. There are drainage issues with the wall.	Removed (2024)
Community garden	Install a community garden at a TBD location	Proposed (2023)
Disc golf course	Install a disc golf course at a TBD location	Proposed (2023)
Fountain (Adriatica)	The board rejected putting any effort or money into the Adriatica Fountain	Tabled (2024)
Fountain (La Cima)	Fountain repairs complete	Complete (2024)
Fountain (Parkview Estates)	Fountain repair complete	Complete (2024)

	The fountain in Parkview estates had stopped. Research will be done to determine the cost/effort to use the spare pump vs. putting in a new one.	
Fountain (Parkview Estates)	The fountain in Parkview estates has stopped. Research will be done to determine the cost/effort to use the spare pump vs. putting in a new one.	Complete (2024)
Fountain (Priest Meadow)	Priest Meadow aerator installation	Complete (2023)
Fountain (Priest Meadows)	Fountain repair complete The fountain in Priest Meadows has stopped but is under warrantee so the installers will be contacted	Complete (2024)
Fountain (Priest Meadows)	The fountain in Priest Meadows has stopped but is under warrantee so the installers will be contacted	Complete (2024)
Lake (Fountain View)	The repairs were slightly over budget but the lake is FIXED!	Complete (2024)
Lakes (Big La Cima & Wellington) Fish study	Conduct 2 studies to measure sport fish improvements resulting from the fish feeders at Wellington and Big La Cima	Complete (2023)
Lakes (Fish feeders)	Gain estimate to move fish feeders further off shore - Additional options are expensive	Complete (2023)
Lakes (Fish feeders)	Remove fish feeders per vandalism until a better solution can be identified	Complete (2023)
Lakes (Fish feeders)	The floating fish feeder was declined due to cost.	Complete (2023)
Lakes (Fish Feeders)	The Amenities Committee proposed discontinuing the fish feeder program due to significant vandalism and minimal success. - Remove the feeders from Wellington 1 A silt survey may be needed in the near future. David M will assess and make the recommendation in the future.	Complete (2024)
Lakes (La Cima)	Due to heavy rain and the new development around the lake, much sediment has rolled into the lake. Discussion is underway with the developer and the city to remediate. The previous lake survey will be utilized to assess the damage. Lake La Cima will need to be dredged. It connect with upstream smaller lakes  On hold until construction & legal issues are resolved	Hold (2023)
Lakes (La Cima) Railing	La Cima rusted railing replacement is complete	Complete (2024)
Lakes (La Cima) Fish feeders	La Cima fish feeders removed	Complete (2023)
Lakes (La Cima) Fish feeders	The La Cima feeder was removed due to vandalism. - Other feeders are in place but may be removed due to limited positive results.	Complete (2023)
Lakes (Little La Cima)	Request a lake assessment for a baseline per construction	Complete (2023)
Lakes (Miller Pond)	Millard Pond dredging has been completed. The bags of collected silt will be opened and tested in January. It will take several more months for the silt bags to dry than planned	Complete (2023)

Lakes (Quail Creek)	Pond dredging and refurbishment – Under litigation, therefore no changes should happen	Complete (2023)
Lakes (Wellington 5,6, 7)	Wellington 5,6,7 funding is approved	Complete (2025)
Lakes (Wellington 5)	Efforts to secure the banks has been moved to the landscaping team	Complete (2023)
Lakes (Wellington 7)	The proposal to remediate the Wellington 7 lake was put on hold per the Board due to cost.	Hold (2024)
Lakes (Wellington 7)	Drained the pond to locate the root cause and fixed the leak Overflow leak was then identified – fix TBD	Issues (2023)
Parks - Lights @ Regent Park	The lights installed by the residents have been removed; verified by Jim T & Eric	Complete (2024)
Parks (Basketball)	The basketball courts were spray washed and lines were repainted. The tables have been power washed. The BB backboards will be spray-washed. 3 pt line is still needed.	Complete (2024)
Parks (Coronado Splash Pad)	The Coronado Splash Pad is not working. Fixed by internal maintenance.	Complete (2024)
Parks (Nora Haney)	Remove unsafe and unrepairable bleachers Reinstate soccer goals from Plainview	Complete (2023)
Parks (Nora Haney)	Develop a multi-amenity facility at Nora Haney; lack of restrooms is a large hurdle	Tabled (2023)
Parks (Plainview)	Removed soccer goals and reinstated them at Nora Haney. Several residents requested the goals be in Plainview but the asset was not intended for larger scale events and does not have appropriate parking to accommodate such activities, therefore no goals will be in Plainview	Complete (2023)
Parks (Playground surfaces (annual event))	5 parks need new mulch. 'sponge base' bottom option has been eliminated due to heat	Removed (2023)
Parks (Putting green)	Replace the decomposed granite section at the Plaza with a miniature golf course. Install a putting course at a TBD location	Tabled (2022)
Parks (War Memorial)	The family of a 93 year old veteran has asked to put in a better memorial flag at the corner of Queen Ann & Victoria (in front of his house). The gentleman has been weeding and replacing flags for years. The community (Regents Park) will do a fund raiser to get multiple flags and has asked the HOA to manage the flags. Amenities motioned approval (Jim T, Lisa) Board approved.	Complete (2024)
Parks Gazebo (lights)	Request by residents to put up holiday lights on Gazebos has been denied for safety / liability reasons. Eric shared this response with the requestor	Complete (2024)
Parks Gazebos	Funding has been approved for Several Gazebos to be sanded & repainted (4-5) Prioritization: 1. Mayberry 2. Regent Park 3. Miller Pond 4. Liberty & La Cima are OK	
Personal watercrafts	Develop guidelines for personal watercraft use on SB lakes and ponds. Meet with Social Club to review rowing club details	Complete (2023)
Playground Mulch	Request Board approval to fill – this is a safety issue.	Complete (2024)

	Several parks were identified (via landscaping team) to have low mulch with is a safety issue. Concerned parks include Aquatic Center & Willow Brook (Lisa), Wyndor Grove Pocket Park (Tom), Eagle Creek & Arbor Glen (Deanna) There is a line on the playground that indicates the appropriate 'safe' level of mulch. Each park owner should look for this.	
Pool (Beach Club furniture)	Whilst the Beach Club is closed, move appropriate furniture to the Aquatic Center	Complete (2024)
Pools (Fees)	The committee recommended that all free or reduced fees be removed and the fees should stay the same until the pool is updated	Complete (2024)
Pools (Guest Fees)	It was discussed to raise the guest fees to the pools. It was recommended that all free or reduced fees be removed and the fees should stay the same until the pool is updated.	Complete (2024)
Racquets (New PB courts)	City restrictions may not allow us to add courts at Coronado due to closeness to the homes. Research is needed. This has been put on hold due to the significant Beach Pool Capital Project; no other Capital Projects will be entertained at this time.	Hold (2024)
Racquets (Camera)	The Camera installed is not as required due to change in rules of pickleballers can play on tennis courts (this gives teenagers something to do other than vandalize the courts)	Complete (2024)
Racquets (PB & Tennis) Hours	The Beach Club Tennis Courts has summer hours through 11 PM. The Pickleball Courts hours are until 10 PM due to the close proximity of homes.	Complete (2023)
Racquets (PB)	Lessons Schedule: A formal pickleball lesson schedule has been created via Jeremy, including leaving the Coronado Courts open on Tuesday evening due to high resident turn-out.	Complete (2024)
Racquets (PB)	Pickleball Lessons were moved to the beach club on Tuesday evening. Tuesdays have a high volume of residents playing at Coronado.	Complete (2024)
Racquets (PB)	LED lights were installed on the Pickleball courts to save money, improve brightness and expedite time to turn on.	Complete (2025)
Racquets (PB)	Striping additional tennis courts for pickleball has been tabled	Tabled (2024)
Racquets (PB) new courts	Construct additional pickleball courts; Funding not available in 2023	Committee researched – remains on the priority list
Racquets (PB) Tennis Club	New PB Nets: New nets were installed on the pickleball courts at the Beach Club	Complete (2024)
Racquets (TCD Team)	The existing 25 year TCD team is requesting approval to continue use of the tennis courts. The board is pushing back. Amenities is in full support and has asked Nathan to represent this sentiment to the board. Board approved.	Complete (2024)
Racquets (Tennis & PB)	Guidelines: The Tennis Courts CAN be used for pickleball if the pickleball courts are booked. Also installed a camera to help track vandals.	Complete (2024)
Racquets (Tennis)	Tennis court lights have been changed to LED.	Complete (2023)
Racquets (Tennis)	2 bad nets were replaced on the Tennis Courts. Including rotating an older one in between the PB courts	Complete (2024)

Racquets (Tennis)	Lights: The tennis courts have been retrofitted with LED lights.	Complete (2024)
Racquets (Tennis)	New posts are here for Courts 7 & 8. And a new net was put on Court 7, the old Court 7 net was put on Court 8.	Complete (2024)
Racquets: Convert Tennis Court #8 to 4 Pickleball Courts	Tom presented an option to convert 1 tennis court to 4 pickleball courts. Estimates were obtained (Eric) however this will be on hold until updated estimates for new courts can be obtained.	Hold (2024)
Pool (Volleyball court)	Modify gates and fences to allow year round access;	Denied (2024)
Park (Waterberry sidewalk)	Complete & moved to Landscaping. A city inspector denied the grade of the sidewalk; an overlay to concrete is underway to minimize cost of the remediation	Removed (2024)

### Project status definitions

- **Proposed** = under committee consideration as a future project
- **Committee research** = committee research in progress for project proposal to the board
- **Committee approved** = committee approved project and in progress
- **Board review** = under board consideration as a future project
- **Tabled** = project placed on hold
- **Board approved** = board approved project and in progress
- **Completed** = completed project

### Appendix

HOA amenity priority.xlsx spreadsheet on Sharepoint drive

### 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.**