



Stonebridge Ranch Community Association, Inc.

MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. January 23, 2025

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](https://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*
Donna Johnson, *Assistant General Manager, GrandManors*
Lucy Duray, *Financial Manager, GrandManors*
Connie Baxter, *Lifestyle Director, GrandManors*
Mathew Roebuck, *Landscape & Grounds Director, GrandManors*

Guests

Kelly Spilka, *Homeowner*
Steve Watten, *Attorney (Zoom)*
Amy Power, *The Power Group, PR Firm (Zoom)*
Hope Beitchman, *The Power Group, PR Firm (Zoom)*
Cory Kyle, *Homeowner (Zoom)*
Diana Gonong, *Homeowner (Zoom)*
James Ziegler, *Homeowner (Zoom)*
Tracie Marshall, *Homeowner (Zoom)*
Barry Kleckner, *Homeowner/Committee Member (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

1. Kelly Spilka, a homeowner, expressed her gratitude to the Board of Directors for their diligent efforts. She acknowledged the challenges they face and shared her experience serving on a board at her previous residence.

III. CONSENT AGENDA

1. Approve December 12, 2024, Board of Directors Meeting Minutes. Director Buerkle moved to vote with approval of minutes and Director Arnold seconded the motion. The motion passed unanimously.

IV. OLD BUSINESS

1. Guidelines / Policy Review

- a. Director Vartian Moved to Table the Coronado Village Guidelines as she is still working with their sub-association. Director Buerkle seconded. The motion passed unanimously.
- b. Secretary Closs moved to accept the updated Board Room Usage Guideline, Club Guideline, Activities / Events Sponsorship Program Guideline, Community Room Guideline, Inclement Weather for Social Events Guideline, and Social Committee Guideline. Director Arnold seconded. The motion passed unanimously.
- c. President Dell'Antonia moved to accept the Authority to Override Guideline, Handling Media Inquiries Guideline, Nominating Committee Guideline, Committee Service Guideline and Whistleblower Policy. Director Buerkle seconded. The motion passed unanimously.
- d. After discussion, President Dell'Antonia moved to table the Firearm Policy. Director Buerkle seconded. The motion passed unanimously.

V. NEW BUSINESS

1. **Bylaws Revision.** President Dell'Antonia moved to accept the Bylaws Revision and Vice President Batson seconded. The motion passed unanimously.
2. **Naming Right Resolution.** Secretary Closs moved to approve Naming Right Resolution. Director Vartian seconded. The motion passed unanimously.
3. **Naming Rights Program Guideline.** Secretary Closs moved to approve Naming Rights Program Guideline. Director Vartian seconded. The motion passed unanimously.
4. **Payment of Pre-construction Cost for Beach Club 2.0.** President Dell'Antonia moved for Amended Resolution for Payment of Pre-construction Cost for Beach Club 2.0. Treasurer Warner seconded. The motion passed unanimously.
5. **Legal Opinions Guideline.** After discussion, Treasurer Warner moved to accept the Amended Board Guidelines Requesting Legal Opinions. Director Buerkle seconded. The motion passed with President Dell'Antonia and Vice President Batson opposing.
6. **Borrowing Policy.** President Dell'Antonia struck the approval of the Borrowing Policy from the Agenda.
7. **SRCA Personnel.** General Manager Grooms presented personnel items to include vehicle stipend for 2025. Approval of (7) additional days of PTO for SRCA staff. Approval of director promotions of (2) SRCA staff. Vice President Batson moved to approve. President Dell'Antonia Seconded. The motion passed unanimously.
8. **Social Committee Chairperson.** Board Approval of Social Committee Chairperson. Secretary Closs moved to approve Prisilla Wertenberger as new committee Chairperson. Director Arnold seconded. The motion passed unanimously.
9. **Guidelines / Policy Review**
 - a. Village Guideline Updates for Aspendale, Arbor Glen I & II, Arbor Hollow, and Autumn Ridge I & II Guidelines. Director Vartian moved to approve the updated Guidelines for Aspendale, Arbor Glen I & II, Arbor Hollow, and Autumn Ridge I & II to reflect language of Modifications Guidelines with input from Landscape & Grounds Director Roebuck. Director Buerkle seconded. The motion passed unanimously.

VI. ASSOCIATION REPORTS

Financial Reports. Financial Manager Duray

- a. Detailed Balance Sheet
- b. Schedule of Revenues and Expenses, Operating Fund
- c. Restricted and Nonrestricted Investment Schedule
- d. Summary of Accounts Receivable by Type
- e. Summary of Bad Debt Expenses/Reserve
- f. Performance History Reports

EXECUTIVE SESSION CONVENED AT 2:12 p.m.

VII. OPEN SESSION RECONVENED AT 5:42

Summary of Executive Session: President Dell'Antonia moved approval of the summary of Board Decisions. Vice President Batson seconded. The Motion passed unanimously.

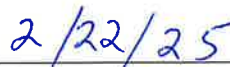
1. **Foreclosure Reports** – Board authorized moving two lots to Foreclosure Proceedings.
2. **Information Only Reports / Acceptance** – Director Buerkle moved to accept the Collection Committee Report, Violation Reports, Variance Report, and Project Reports. The appeals Report was excluded due to the wrong report being submitted. Director Vartian Seconded. The motion passed unanimously.
3. **Review/Approve 2025 Fence Contract** – Director Buerkle motioned to approve the 2025 Fence Contract. Director Arnold Seconded. The motion passed unanimously. Director Buerkle also suggested that a page for Landscape Updates be placed on the Website.
4. **Review/Approve Funding Request for Boardroom Equipment** - Vice President Batson moved to approve the funding request with the following stipulations: General Manager Grooms and IT Specialist Kern are to request answers from the vendor for questions provided by the board members qualifying that the equipment meets our needs. Hardware and additional software licenses to be purchased as needed. At that time, the board will hold cybervoting to approve. Director Arnold Seconded. The motion passed unanimously.
5. **Board Liaison Committee Reports Including Any Updates to the Strategic Plan**
 - a. Landscape Committee Report – Director Buerkle
 - i. Monthly Water Report – Landscape and Grounds Director Roebuck gave an overview of the RF Controller testing. As the testing continues more accurate numbers related to the project will follow.
 - ii. Beach Club Steering Committee Update – Director Buerkle provided an update of the Steering Committee efforts.
 - b. Finance Committee Update – Treasurer Warner provided an update. The Finance Committee is looking to replace Raymond James.
 - c. Amenities Committee Update – Director Arnold provided an update. Pond Surveys will be conducted in 2026. The Aquatic Center replaster project is moving forward and should be completed by pool season.
 - d. Communications Committee Update – Vice President Batson provided an update. Looking into Data Analytics reporting for 2025
 - e. Modifications Committee Update – Director Vartian provided an update of the subdivision guidelines.
 - f. Social Committee Update – Secretary Closs provided an update of the Social Committee including a new Mission Statement.
6. **Legal Updates** – Dell'Antonia / Watten
Attorney Watten provided a legal update to the Board of Directors - Discussed social media.
7. **Discuss and Act on Any Confidential Items from Homeowner Open Forum** - Dell'Antonia. There were no homeowner items to discuss.

VIII. ADJOURNMENT

1. President Dell'Antonia moved to adjourn. Treasurer Warner seconded. The motion passed unanimously. The meeting adjourned at 5:45 p.m.



Joe Closs, Secretary



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.”