



## Stonebridge Ranch Community Association, Inc.

### MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. February 27, 2025

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, February 27, 2025, 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.”***

#### **Director’s Present**

Jon Dell’Antonia, *President*  
Michael Warner, *Treasurer*  
Joe Closs, *Secretary (Zoom)*  
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**

Kimberley Canales Yarborough, *Homeowner (In-Person)*  
Ty Maple, *Homeowner (In-Person)*  
Charles E. Paschali, *Homeowner (In-Person)*  
Tom/Karin Gerace, *Homeowner (In-Person)*  
Steven and Catherine Standefer, *Homeowner (In Person)*  
Michele Lumley, *Homeowner (In Person)*  
David L Coggiola, *Homeowner (In Person)*  
Joyce Gorman, *Homeowner (In Person)*  
Bryan DuBose, *Homeowner (In Person)*  
Thomas P Whalen, *Homeowner (In Person)*  
Sierra/Keith Felker, *Homeowner (In Person)*  
Jim Short, *Homeowner (In Person)*  
Steve Watten, *Attorney (Zoom)*  
Amy Power, *The Power Group, PR Firm (Zoom)*  
Hope Beitchman, *The Power Group, PR Firm (Zoom)*  
Meagan Byrne, *The Power Group, PF Firm (Zoom)*  
Sean Dowd, *Homeowner (Zoom)*  
Clint Kelly, *Homeowner (Zoom)*

Cindy Evans, *Homeowner (Zoom)*  
Debbie Cagle Wells, *Homeowner (Zoom)*  
Brent Fuller, *Homeowner (Zoom)*  
Jennifer Curtis, *Homeowner (Zoom)*  
John Curran, *Homeowner (Zoom)*  
Brent Eikmeier, *Homeowner (Zoom)*  
Vickie Sutherland, *Homeowner (Zoom)*  
Rosa Melendez, *Homeowner (Zoom)*  
Scott Lerner, *Homeowner (Zoom)*  
Elizabeth Trochez, *Homeowner (Zoom)*  
Jill Palomino, *Homeowner (Zoom)*  
Richard Bates, *Homeowner (Zoom)*  
Mary Paschali, *Homeowner (Zoom)*  
Michele Bertrand *Homeowner (Zoom)*  
Lauri Gabriel, *Homeowner (Zoom)*  
Marcia Simon, *Homeowner (Zoom)*  
Connie Castilla, *Homeowner (Zoom)*

### **CALL TO ORDER**

1. President Dell'Antonia established quorum was met and called the meeting to order at 12:31 p.m.

### **HOMEOWNER OPEN FORUM**

1. Mr. Gerace addressed the Board and expressed his concern regarding existing fence posts from previous work.
2. Mr. Dowd, Mr. Paschali, Ms. Yarborough, and Ms. Gariel, addressed the Board with comments and concerns regarding Beach Club 2.0 Project and the potential special assessment.
3. Ty Maple addressed the Board regarding a change to the CCRs. The Board shared with Mr. Maple that any change to the CCRs would require a 67% approval vote of the membership.
4. The Board of Directors also opened the floor to questions from other residents that attended the meeting in person.

### **CONSENT AGENDA**

7. Approve January 23, 2025, Board of Directors Meeting Minutes. Director Vartian moved to accept, and Director Arnold seconded. The motion passed unanimously.
8. Confirm Cyber Vote to add Bob Edgar to the Pool Committee Tresure Warner moved to accept and Director Vartian seconded. The motion passed unanimously.
9. Ratify Cyber Vote to Replaster the Aquatic Center. Director Vartian moved to accept and Treasure Warner seconded. The motion passed unanimously.
10. Formal Acceptance for Resignation of Vice President Amanda Batson. President Dell'Antonia moved to accept and Director Vartian seconded. The motion passed unanimously.

## **OLD BUSINESS**

### **1. Guidelines / Policy Review**

- a. Director Vartian Moved to Table the Coronado Village Guidelines until March as she is still working with their sub-association.
- b. President Dell'Antonia moved to accept the Conflict-of-Interest Policy. Secretary Closs seconded. The motion passed unanimously.
- c. President Dell'Antonia moved to accept the Casting Proxy Votes Assigned Guideline, Secretary Closs seconded. The motion passed unanimously.
- d. President Dell'Antonia moved to accept Requesting Legal Opinions Guideline. Treasurer Warner seconded. The motion passed unanimously.
- e. President Dell'Antonia moved to use current Disaster /Emergency Preparedness/Community Disturbance Plan - Board of Directors. Director Arnold seconded. The motion passed unanimously.
- f. President Dell'Antonia moved to accept Residents Attending Committee Meetings Guideline. Director Arnold seconded. The motion passed unanimously.
- g. Attorney Steve Watten recommended keeping the Firearm Policy President Dell'Antonia moved to accept. Director Buerkle seconded. The motion passed unanimously.

## **NEW BUSINESS**

### **1. Guidelines / Policy Review`**

- a. Director Vartian moved to approve the updated Guidelines for Briar Ridge I and II, Brightwood, Canterbury, Cascades 66 and 80, Crimson Ridge I and I. President Dell'Antonia seconded. The motion passed unanimously.

## **ASSOCIATION REPORTS**

1. **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

**OPEN SESSION CONCLUDED AT 2:04 p.m.**

**EXECUTIVE SESSION CONVENED AT 2:21 p.m.**

## **EXECUTIVE SESSION**

1. **Foreclosure Reports** – Grooms
2. **SRCA Personnel** -Grooms
3. **Information Only Reports / Acceptance** –
  - a. Director Buerkle moved to accept the Collection Committee Report,

Violation Reports, Variance Report, and Project Reports. Director Arnold seconded. The motion passed unanimously.

- b. Treasurer Warner moved to accept the Appeals Report. Director Vartian seconded. The motion passed unanimously.

- 4. **Lake Wall Project Update** – Director Roebuck provided an update
- 5. **Seasonal Color Bed Project Update** - Director Roebuck provided an update and shared photo examples of the upcoming spring.
- 6. **Board Liaison Committee Reports Including Any Updates to the Strategic Plan**
  - a. Landscape Committee Report – Director Buerkle provided updates on the following items:
    - i. Monthly Water Report -This item will move to New Business moving forward
    - ii. Rainbird Controller Project Update
  - b. Beach Club Steering Committee Update – Treasurer Warner provided an update of the Steering Committee.
  - c. Finance Committee Update – Treasure Warner provided an update.
  - d. Amenities Committee Update – Director Arnold provided an update.
  - e. Communications Committee Update – Secretary Closs provided an update.
  - f. Modifications Committee Update – Director Vartian provided an update of the subdivisions.
  - g. Social Committee Update – Secretary Closs provided an update.
- 7. **Legal Updates** – Dell’Antonia / Watten  
Attorney Watten provided a legal update to the Board of Directors.
- 8. **Discuss and Act on Any Confidential Items from Homeowner Open Forum** - Dell’Antonia

#### **EXECUTIVE SESSION CONCLUDED AT 5:31 p.m.**

#### **OPEN SESSION RECONVENED AT 5:31 p.m.**

#### **OPEN SESSION**

- 1. **Summary of Board Decisions in Executive Session**
  - a. President Dell’Antonia moved approval of the summary of Board Decisions. Director Buerkle seconded. The motion passed unanimously.
  - b. The BOD approved President Dell'Antonia to sign phase 2 of the Kimley-Horn design, engineering, and construction services agreement.

#### **AJOURN**

- 1. President Dell’Antonia moved to adjourn. Director Vartian seconded. The motion passed unanimously. The meeting was adjourned at 5:42 p.m.

*Robert William Arnold*

Robert William Arnold (Apr 30, 2025 10:34 CDT)

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Bill Arnold, Secretary

March 28, 2025

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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.”***







# 2025.02.27 BOD Minutes - Copy

Final Audit Report

2025-04-30

Created:	2025-04-30
By:	connie baxter (connie.baxter@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAz3TAz3pQo6_nR5jlh2THRlpYuZviiqq2z

## "2025.02.27 BOD Minutes - Copy" History

-  Document created by connie baxter (connie.baxter@grandmanors.com)  
2025-04-30 - 3:25:13 PM GMT
-  Document emailed to barnold@stonebridgeranch.com for signature  
2025-04-30 - 3:27:40 PM GMT
-  Email viewed by barnold@stonebridgeranch.com  
2025-04-30 - 3:33:11 PM GMT
-  Signer barnold@stonebridgeranch.com entered name at signing as Robert William Arnold  
2025-04-30 - 3:34:47 PM GMT
-  Document e-signed by Robert William Arnold (barnold@stonebridgeranch.com)  
Signature Date: 2025-04-30 - 3:34:49 PM GMT - Time Source: server
-  Agreement completed.  
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