



**Stonebridge Ranch  
Community Association, Inc.**

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MEETING MINUTES  
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.  
June 28, 2018

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, June 28, 2018, at 6201 Virginia Parkway, McKinney, Texas 75071.

**Directors Present**

Jon Dell'Antonia, President  
Michael Yon, Vice President  
Norm Counts, Treasurer  
Jim Norton, Secretary  
Donald Hanson, Director  
Kristen Vartian, Director

**Management Present**

Greg Herbst, Director of Operations, CMA  
Judi Phares, CEO, CMA  
Pam Grundy, Onsite Vice President, CMA  
Bill Partridge, Chief Financial Officer, CMA  
Rony Peterson, Recording Secretary, CMA

**Directors Not Present**

Bill Campbell, Director

**CALL TO ORDER**

A quorum having been established, President Dell'Antonia called the meeting to order at 1:00 pm.

**HOMEOWNER OPEN FORUM**

There were no owners present.

**EXECUTIVE SESSION CONVENED AT 1:01 PM**

**OPEN SESSION RECONVENED AT 1:50 PM**

**Summary of Executive Session**

**Appeals Committee Recommendations and Approval** – The Board approved the recommendations made by the Appeals Committee for all appeals presented in the board packet.

**Informational Reports** – The Collections Committee and Violation Report were accepted as presented in the board Packet. The Project Reports were reviewed. A legal up date was provided by Director of Operations Herbst.

**Personnel Discussion** – Board approved President Dell'Antonia to speak to a Board Member regarding recent attendance of Board Meetings and ability to schedule a hearing or accept a resignation.

A motion was made to approve all the decisions made during the executive session by Director Vartian. Director Hanson seconded the motion; the motion passed unanimously.

**NEW BUSINESS**

**Drainage Proposals** – Secretary Norton motioned to approve the recommendation for drainage proposal and funding as presented in the board packet except to keep the Repair and Replacement

budget line to replace the Beach Club play equipment. Director Vartian seconded the motion; the motion passed unanimously.

**Plans for Sponsorships** – Vice President Yon and Director of Operations Herbst discussed potential sponsorships for other social events outside of the 30<sup>th</sup> Anniversary. More information will be provided at a future board meeting.

**Approve Policy Regarding the Signing of Contracts** – Secretary Norton motioned to approve adding to the Administrative Resolution (until the Bylaws can be updated) to notate the President can sign contracts up to 10% and \$5,000 in excess of a budget line item without Board approval. If the President is not available, then any of the Association Officers acting for the President may sign the document. Director Vartian seconded the motion; the motion passed unanimously.

**Approval of the May 24<sup>th</sup> BOD Meeting Minutes** – Vice President Yon motioned to approve the minutes as presented in the board packet. Director Hanson seconded the motion; the motion passed unanimously.

### **OLD BUSINESS**

**Board Position on 380 Widening** – Vice President Yon noted to add to the Administrative Resolution:

The BOD unanimously voted to permit the use of all SBR resources (E-blasts, magazine articles in our monthly magazine, petitions, employee assistance and any other items deemed necessary) to oppose the widening of:

1. Highway 380 w/ grade separated intersections.
2. Turning 380 into a limited access freeway.
3. The current regional alignment having options 1 and 2 entering 380 at approximately Ridge Road or Stonebridge Drive.
4. Any other proposal that would have a detrimental impact on Stonebridge Ranch.

And to support a new regional highway alignment North of Highway 380 crossing over Custer Road and connecting back into 380 on the West side of Walmart at Custer and 380 in the town of Prosper.

The Board also agreed to participate with other groups who may have similar interests.

President Dell'Antonia will be the point person and represent SBR in this action.

Director Hanson seconded; the motion passed unanimously.

**SB Logo** – Secretary Norton motioned to approve Phase 1 as noted in the board packet with funding to come from Capital Projects. Director Hanson seconded; the motion passed unanimously.

**Board Guideline Review** – Director Hanson motioned to approve all proposed changes as presented in the board packet. Secretary Norton seconded the motion; the motion passed unanimously.

- a) Records Production and Copying Policy - reviewed
- b) Record Retention Policy - reviewed
- c) Social Committee Guidelines – updated
  - o Updated to the Sixth Amended and Restated Bylaws
  - o Added IV. Duties 1. c. May add or delete events on the Social Calendar throughout the year without board approval, if no additional funding is required. The Board will be informed of any major changes.

- Added IV. Duties 3. Any fees received from Social Committee events will be returned to the Social Committee budget line item.
- d) Upcoming – Collection Committee Guidelines, Finance Committee Guidelines, Investment Committee Guidelines and Board Guideline for Insurance on Homes Owned by SRCA.

**ASSOCIATION REPORTS**

**Board Liaison Committee Report** – Board Liaisons presented updates on committee activities.

**Director of Operations Report** – Director of Operations Herbst updated the Board of Directors the continuing projects for: landscape bid status update, recording appeals (Modifications, MARC and Appeals level), 30<sup>th</sup> Anniversary and Block Parties, closing of Beach Club July 9-13, and Old McGarrah cemetery.

**ADJOURNMENT**

There being no further business, a motion was made by Secretary Norton to adjourn the meeting at 4:35pm. Director Vartian seconded the motion; the motion passed unanimously.

  
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Jim Norton, Secretary

7-26-18  
\_\_\_\_\_  
Date