



**Stonebridge Ranch
Community Association, Inc.**

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MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
July 26, 2018

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, July 26, 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

Management Present

Greg Herbst, Director of Operations, CMA
Pam Grundy, Onsite Vice President, CMA
Rony Peterson, Recording Secretary, CMA

Directors Not Present

Kristen Vartian, Director

Guest

Shane Spencer, Homeowner
Erica Lee, Communications Coordinator, CMA

CALL TO ORDER

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

HOMEOWNER OPEN FORUM

- Shane Spencer spoke to the Board regarding the amount owed on his account.

RATIFY BOARD DECISIONS SINCE LAST MEETING

A motion was made by Director Norton to ratify the following decisions since the last meeting:

- The approval of the Board Meeting Minutes from June 28, 2018.
- The approval of the L&G committee member Tom Timmermann
- The approval of the Landscape Violation Suspension
- The approval of Amenities committee member Jocelyn Crowston

The motion was seconded by Director Hanson; the motion passed unanimously.

EXECUTIVE SESSION CONVENED AT 1:08 PM

OPEN SESSION RECONVENED AT 2:38 PM

Summary of Executive Session

Foreclosure Report – The Board approved the account #00300530015 and denied #003100177, #00300100180, #00300120093, #00300140113, #00300140113, #00300180147, #00300200027, #00300210136, #00300210346, #00300350017, #00300370159, #00300380126, #00300460048, #00300480028, #00300480077, #00300500209, #00300540258, #00300600066, #00300620096, #00300620112, #00300660012, #00300710006, #00300710030 and #00300720039 for foreclosure.

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, Violation Report and Project Reports were accepted as presented in the board packet.

The Board approved to add the monies for the difference between the quote and contract for the drainage projects.

Board Discussion – The Board approved Sam Castleberry to fill the vacant Board of Directors position. Director Castleberry will need to submit the candidate information form to become official and his term will run until the next election held in March 2019. Secretary Norton was appointed to the Appeals Committee. Until a replacement is determined, Vice President Yon will temporarily be the Board Liaison to the Communications Committee.

Legal Updates – Director of Operations Herbst presented a legal update to the Board of Directors.

NEW BUSINESS

Pergola Roofs – President Dell’Antonia discussed the varying type of pergola roof covers and questions received from other homeowners.

Acknowledgement Board Resignation – President Dell’Anotina motioned to accept the resignation of Bill Campbell dated July 11, 2018. Secretary Norton seconded; the motion passed unanimously.

OLD BUSINESS

Website Update – CMA Communications Specialist Lee presented an update for the new website.

Board Position on 380 Widening – President Dell’Antonia updated the Board on the current progress of the petition, upcoming meeting dates, and general information regarding the widening of 380.

Reconsider Trash Totes Design Guidelines – President Dell’Antonia discussed the upcoming potential changes to the Trash Tote Design Guidelines. The Board has requested the Compliance Coordinators to view the trash totes from property line to property line only where one full panel is visible. They would like a report reflecting the number of potential trash tote violations to be included in the August Board of Directors meeting.

Board Guideline Review – Director Hanson motioned to approve all proposed changes as presented in the board packet and with any changes made during the meeting; all changes are noted below. Secretary Norton seconded the motion; the motion passed unanimously.

- Collection Committee Guidelines – updated with minor edits and removed duplicate statement dealing with post foreclosure eviction as a duty of the Committee
- Finance Committee Guidelines – updated
 - Sixth Amended and Restated Bylaws
 - Updated to 3 to 7 members recommended by the existing committee members and approved by the Board
 - Minutes to be placed in Sharepoint
 - C. 2. Updated to have Chairperson and Secretary elected annually in January and the results will go to the Board Liaison for formal approval by the Board
 - Minor edits

- Investment Sub-Committee Guidelines – updated
 - Sixth Amended and Restated Bylaws
 - Updated 3 to 7 members
 - C. 2. Updated to have Chairperson and Secretary elected annually in January and the results will go to the Board Liaison for formal approval by the Board
 - Minor edits
- Insurance on Homes owned by SRCA - reviewed
- Upcoming – Long-Term Investment Policy, Short-Term Investment Policy, Commitments and Disbursements, Covenant and Enforcement and Fining Policy and Special Case Processing for Covenant Enforcement and Fining.

ASSOCIATION REPORTS

Financial Report – Director of Operations Herbst, CMA presented the financial report.


Strategic Plan Update – Treasurer Counts updated Priority #1 Financial Health of the Association.

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

Director of Operations Report – Director of Operations Herbst updated the Board of Directors regarding the upcoming budget and landscape bids due August 1, 2018.

ADJOURNMENT

There being no further business, a motion was made by President Dell’Antonia to adjourn the meeting at 5:31 pm. Secretary Norton seconded the motion; the motion passed unanimously.



 Jim Norton, Secretary

8-23-18

 Date