



**Stonebridge Ranch  
Community Association, Inc.**

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MEETING MINUTES  
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.  
October 11, 2018

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, October 11, 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  
Sam Castleberry, Director

**Management Present**

Greg Herbst, Director of Operations, CMA  
Pam Grundy, Onsite Vice President, CMA  
Bill Partridge, CFO, CMA  
Melba Siebel, Recording Secretary, CMA

**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 homeowners present.

**RATIFY BOARD DECISIONS SINCE LAST MEETING**

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

- The approval of the Board Meeting Minutes from September 27, 2018.

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

**EXECUTIVE SESSION CONVENED AT 1:02 PM**

**OPEN SESSION RECONVENED AT 1:51 PM**

**Summary of Executive Session**

**Foreclosure Report** – The Board denied accounts #00300370003, #00300370188, #00300480007, and #00300510024 for foreclosure and #00300610014 for MLS. The Board approved #00300620261 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 and denied the appeal for account #00300110006.

**Informational Reports** – The Collections Committee report and violation report were accepted as presented in the board packet.

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

## **NEW BUSINESS**

**2019 Budget Draft** – President Dell’Antonia motioned to approve the 2019 Budget with the noted changes and assessment to be increased to \$765 for flat rate and 1.013% for tax value lots and commercial assessments:

- Reduction of community activities
- Reduction of water costs
- Increased other common area maintenance
- Increased Capital Improvements
- Increased Repair and Replacements contribution

Director Vartian seconded; the motion passed unanimously.

**2019 Repair & Replacement Budget Draft** – Director of Operations presented a draft of the 2019 Repair & Replacement Budget.

**Finance Committee Recommendation** – Treasurer Counts presented the Finance Committee’s Recommendations for the 2019 Budget during the budget discussion.

**Winter Haven Dredging** – Director of Operations presented an additional quote for dredging of the Winter Haven pond.

## **OLD BUSINESS**

**380 Widening Update** – President Dell’Antonia updated the Board on the changes made by TXDOT recommending Red Line Option B is the best for SRCA, upcoming meeting dates, and general information regarding the widening of 380.

**Board Guideline Review** – Director Norton 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. Vice President Yon seconded the motion; the motion passed unanimously.

- Pickleball Courts – updated
  - Sixth Amended and Restated Bylaws
  - Title changed to Pickleball Courts Usage
- Common Area Usage Including Stonebridge Plaza - reviewed
- Tennis Resident and Non-Resident Usage – updated
  - Sixth Amended and Restated Bylaws
  - Title changed to Tennis Courts Usage
- Upcoming – Supplier and Contractor Insurance, Lake Usage, Amenities Committee Charter, and Swim Season Guideline.

## **ASSOCIATION REPORTS**

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

Vice President Yon motioned to update the Inclement Weather for Social Events Guideline to review multiple weather forecast sites for a consensus and update III. A. “Visit Accuweather.com 48 hours prior to the...” was changed to Review multiple weather forecasts 48 hours prior to...III. B. to read “A consensus forecast of 50% of rain or higher on the day of the Social event will serve as a trigger to discuss cancelling the event.” Director Hanson seconded; the motion passed unanimously.

**Director of Operations Report** – Director of Operations Herbst updated the Board of Directors regarding the upcoming insurance bids and legal updates.

**ADJOURNMENT**

There being no further business, a motion was made by Director Castleberry to adjourn the meeting at 4:59 pm. President Dell'Antonia seconded the motion; the motion passed unanimously.

  
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Jim Norton, Secretary

11-15-18  
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Date