



**Stonebridge Ranch
Community Association, Inc.**

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MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
November 15, 2018

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, November 15, 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
Rony Peterson, Recording Secretary, CMA

Guest

Dan Pellar, Association Attorney
Tom Fredricks, Amenities Committee Member
Julie Lichter, Amenities Committee Chair
Brock Whetstone, L&G Manager, CMA
Amanda Griffin, SOS
John Griffin, SOS
Kelli Koehler, Compliance Supervisor, CMA
Erica Lee, Communications Specialist, 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:

- Approval of the October 11, 2018 BOD Meeting Minutes
- Approval of the Insurance Policies for 2018-2019
- Approval of the following Committee Members:
 - Chuck Hoffman to the Finance Committee
 - Amanda Batson and Clarke Drummond to the Communications Committee
 - Kate Cannon to the Modifications or Communications Committee
- Approval of the Muirfield Point Letter

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

EXECUTIVE SESSION CONVENED AT 1:03 PM

OPEN SESSION RECONVENED AT 2:19 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, Violation Report and Project Reports were accepted as presented in the board packet.

The Board approved closing the Office Renovation project and move the funds to Capital – Undesignated.

Resolution: Compliance may send one violation but with two statements for 1) Not Submittal and 2) not compliant with current Design Guidelines. Compliance Coordinators must be objective and not subjective in their determination.

Resolution: Compliance Resolution to grant a second 30 day hold to a new homeowner to correct a pre-existing violation without a written appeal to the Board.

Legal Updates – Association Attorney Pellar presented a legal update to the Board of Directors. The Board approved Association Attorney Pellar’s recommendation for the solar case to allow the panels on the back of the house to be removed as they fail and will not be replaced.

The Board approved the recommendation that the Muirfield Point sub association maintain common areas per the governing documents.

A motion was made to approve all the decisions made during the executive session by Vice President Yon. Director Castleberry seconded the motion; the motion passed unanimously.

NEW BUSINESS

Amenities Presentation – Director Hanson motioned to modify previous Board Decision to allow conceptual design plans for Nora Haney to proceed and added additional funds for initial designs. Director Vartian seconded; the motion passed unanimously.

Water Controller Savings – Amanda Griffin with Smart Outdoor Services (SOS) presented the year water savings.

Financial Health Out Brief – Treasurer Counts presented the Financial Health Out Brief.

Arbor/Pergola Guideline Update – The Board discussed the Arbor/Pergola Design Guidelines. No changes were made to the guidelines.

Pavilion Rental at Stonebridge Plaza – The Board discussed the potential of renting the pavilion at Stonebridge Plaza.

Triathlon Discussion – The potential for upcoming triathlons was discussed.

OLD BUSINESS

380 Widening Update – President Dell’Antonia updated the Board on the latest information regarding the widening of 380.

New Website Update – Communications Specialist Lee, CMA, presented the new website.

Resolution: The Board will receive the analytics for the website included with the monthly reports. Data will begin on the 15th of each month and end on the 9th for the first report and be the ninth to the ninth thereafter.

Trash Totes – Director Norton motioned to updated the Trash Totes Design Guidelines to “from property line to property line” and add bullet #6 “Not to be stored in the driveway, unless in the alley up against your house or fence.” Update Fence Design Guidelines to allow a maximum length of 65” for trash tote fencing enclosure. Director Vartian seconded; the motion passed unanimously.

Board Guideline Review – Director Vartian 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.

- Lake Usage Guideline – reviewed
- Swim Season Guideline – updated
 - 3. D. 1. Add sub bullets:
 - a. Director of Operations can approve a variance, as requested, for additional guests as his/her sole discretion.
 - b. If Director of Operations is unavailable, the life guard manager on duty can approve the variance request at his/her sole discretion.
- Amenities Committee Charter – reviewed
- Supplier and Contractor Insurance – updated
 - Minor grammar corrections.
- Upcoming – Usage of Board Room for Events, Inclement Weather for Social Events and Community Room.

ASSOCIATION REPORTS

Financial Report – CFO Partridge, CMA presented the financial report.

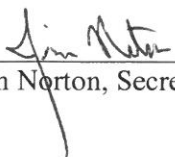
Board Liaison Committee Report – Board Liaisons presented updates on committee activities.

Director Hanson motioned to approve funding to allow for 82 Cypress Trees to be removed along St. Gabriel and Bristol. Director Vartian seconded; the motion passed unanimously.

Director of Operations Report – Director of Operations Herbst updated the Board of Directors regarding the landscape contracts.

ADJOURNMENT

There being no further business, a motion was made by Director Vartian to adjourn the meeting at 6:11 pm. Director Castleberry seconded the motion; the motion passed unanimously.



Jim Norton, Secretary

12-13-18

Date