



**Stonebridge Ranch  
Community Association, Inc.**

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MEETING MINUTES  
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.  
December 13, 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**

Wade Newman, Homeowner  
Wayne Owen, Homeowner

**CALL TO ORDER**

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

**HOMEOWNER OPEN FORUM**

- Wade Newman discussed the traffic light going in at Ridge and Habersham.
- Wayne Owen discussed parking concerns in the neighborhoods.

**RATIFY BOARD DECISIONS SINCE LAST MEETING**

A motion was made by Vice President Yon to ratify the following decisions since the last meeting:

- Approval of the November 15, 2018 BOD Meeting Minutes
- Approval of the following to the Modifications Committee:
  - Neelam Kacker
  - Phil Bowen
  - Nicholas Pitts

The motion was seconded by Secretary Norton; the motion passed unanimously.

**EXECUTIVE SESSION CONVENED AT 1:30 PM**

**OPEN SESSION RECONVENED AT 1:46 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 and to send the letter the first of the month following the Board of Directors meeting.

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

**Legal Updates** – Director of Operations presented legal updates.

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

## **NEW BUSINESS**

**2018 Operating Surplus** – Treasurer Counts motioned to move any operating surplus to Special Projects and to fund the first quarter allocations for the 2019 Repair & Replacement budget in January. Secretary Norton seconded; the motion passed unanimously.

**2019 Repair & Replacement Budget** – Director of Operations presented the estimated 2018 R&R budget totals and the draft of the 2019 R&R budget.

**Excess Savings Cards** – President Dell’Antonia discussed what to do with the excess savings cards.

Resolution: Social Committee will use them, as needed, for events, new homeowners and tenants with a 2019 Transfer of Privileges form will get one card per household, and homeowners or tenants with a current Transfer of Privileges can purchase a card for \$10 each with no limit.

**Common Area Use by Non-Residents and Organizations** – President Dell’Antonia motioned to approve the policy as presented with moving Section III to Section II. 26. Director Hanson seconded; the motion passed unanimously.

**Design Guidelines Update** – Director Vartian motioned to approve adding Carports along with a definition of a carport under Prohibited Items. Director Hanson seconded; the motion passed unanimously.

Director Vartian motioned to approve the update to the Accessory Structures to prohibit solar panels as presented in the board packet. Vice President Yon seconded; the motion passed unanimously.

## **OLD BUSINESS**

**Winter Haven Pond Dredging** – Director of Operations Herbst presented an updated proposal for dredging. A more complete proposal will be solicited. This item will be placed on the January 2019 agenda.

**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.

- Usage of Board Room for Events - reviewed
- Incentive Weather for Social Events - reviewed
- Community Room Guideline & Form – updated
  - Add to Section III. G. 4. Sub-association Board of Director Meetings are complimentary and Annual Meetings there will be a \$40 fee for set-up, if requested.
- Upcoming – Handling Media Inquiries Guideline, Firearm Policy, and Whistleblower Policy

## **ASSOCIATION REPORTS**

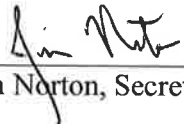
**Board Liaison Committee Report** – Board Liaisons presented updates on committee activities.

Director Hanson motioned to approve the modification application concerning paint color for account #003EH010118. Director Campbell seconded; the motion passed unanimously.

**Director of Operations Report** – Director of Operations Herbst updated the Board of Directors regarding the new landscaper starting January 1, 2019, possibility of a new annexed property, candidate timelines, and website analytics.

**ADJOURNMENT**

There being no further business, a motion was made by Director Vartian to adjourn the meeting at 4:44 pm. Director Castleberry seconded the motion; the motion passed unanimously.

  
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Jim Norton, Secretary

2-11-19  
\_\_\_\_\_  
Date