



**Stonebridge Ranch
Community Association, Inc.**

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MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
February 21, 2019

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, February 21, 2019, 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
Judi Phares, President and CEO, CMA
Bill Partridge, CFO, CMA
Rony Peterson, Recording Secretary, CMA

Guest

Joe Closs, Homeowner
Michael Kaltenbaugh, Homeowner
Mandy Morin, Homeowner
Trudy Cohen, Homeowner

CALL TO ORDER

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

HOMEOWNER OPEN FORUM

Mandy Morin spoke to the validity of having a garage door open for any time other than the time a vehicle or person is entering or exiting the garage. Covenants, Conditions and Restrictions Section 9.4 Garages; Carports: All garage doors shall be closed at all times when not in use.

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 January 24, 2019 BOD Meeting Minutes
- Approval of the addition Eugene Robinson to the Modifications Committee (tabled 1/24/19)
- Approval of the addition Amanda Pitts to the Communications Committee

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

EXECUTIVE SESSION CONVENED AT 1:15 PM

OPEN SESSION RECONVENED AT 1:59 PM

Summary of Executive Session

Foreclosure Report – The Board approved the recommendations made by the Director of Operations for the following accounts: 00300380041, 00300140218, 00300140152, 00300200013, 00300180063, 00300210185, 00300310201, 00300360048, 00300720087, 00300710011, 00300180147, 00300200027, 00300370159, 00300460048, 00300480007, 00300540035,

00300540258, 00300600059, 00300600066, 00300700088, 00300710006, 00300710030, 00300720039 and 003WR010705.

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 tabled request for 00300600117.

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

Legal Updates – Director of Operations Herbst presented the legal update for ongoing cases.

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

2019 Annual Meeting Presentation – The Board reviewed the presentation and made minor edits. A motion was not required.

2019 Annual Meeting Packet – The Board reviewed the Annual Meeting packet. A motion was not required.

Design Guidelines Discussion – The Modifications Committee was tasked with reviewing the Design Guidelines and bring their recommendations to the March 21, 2019 Board Meeting.

Voting Guidelines for New MOD Members – Director Vartian discussed a procedure for new Modification Committee members and voting requirements for applications.

Charter for MOD Committee – Director Vartian discussed possible changes to the charter. There are no changes to the charter currently.

SOS Inspections – Vice President Yon motioned to accept writing a contract with SOS for inspections billed monthly at the rate noted in the packet and can be cancelled with the standard 30 day notice. The contract cannot exceed the estimated total or 364 inspections for 2019. Director Hanson seconded; the motion passed unanimously.

Fines for Uncurable Violations – Item was not discussed and may be brought back at a future meeting.

Eblast Email – Director of Operations Herbst discussed the possibility of changing the Eblast communication email address. At this time, the email address will remain the same.

OLD BUSINESS

Bylaws – Item was not discussed and may be brought back at a future meeting.

Disaster Recovery Plan Update – Vice President Yon presented an updated Disaster Recovery Plan. Director Castleberry motioned to approve the plan. Director Hanson seconded; the motion passed unanimously.

Board Guideline Review – President Dell’Antonia discussed the unchanged Conflict of Interest Policy, Voting Proxys Assigned to the Board President Guideline and the Legal Opinion Guideline. A motion was not required.

ASSOCIATION REPORTS

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

BOD Resolution: The Board of Directors do not have to sign in at the front desk when visiting the office.

Director Hanson motioned to approve the Amenities Officers: Julie Lichter as Chair, Tom Fredricks as Vice-Chair and Jim Buerkle as Secretary. Director Castleberry seconded; the motion passed unanimously.

Director of Operations Report – Director of Operations Herbst updated the Board of Directors regarding the Wyndor Grove project and the 2019 Spending Plan for Repair and Reserve items.

Treasurer Counts motioned to adopt the 2019 Spending Plan. Secretary Norton seconded; the motion passed unanimously.

ADJOURNMENT

There being no further business, a motion was made by Director Hanson to adjourn the meeting at 4:30 pm. Director Castleberry seconded the motion; the motion passed unanimously.



Jim Norton, Secretary

3-21-19

Date