



**Stonebridge Ranch
Community Association, Inc.**

6201 Virginia Parkway
McKinney, Texas 75071
Office (214) 733-5800
Fax (214) 778-0595

MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
August 22, 2019

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, August 22, 2019, at 6201 Virginia Parkway, McKinney, Texas 75071.

Directors Present

Jon Dell’Antonia, President
Norm Counts, Vice President
Jim Norton, Secretary
Michael Kaltenbaugh, Treasurer
Kristen Vartian, Director (left at 3:48 pm)
Joe Closs, Director

Directors Not Present

Rick Chaffin, Director

Management Present

Greg Herbst, Director of Operations, CMA
Judi Phares, CEO/President, CMA
Bill Partridge, CFO, CMA
Rony Peterson, Recording Secretary, CMA

Guest

Elizabeth Rassi, Owner
William Locklier, Owner
Marilyn Locklier, Owner
Christopher Talbot, Irrigation Specialist, CMA
Brock Whetstone, L&G Manager, CMA

CALL TO ORDER

A quorum having been established, President Dell’Antonia called the meeting to order at 1:02 pm.

HOMEOWNER OPEN FORUM

Elizabeth Razzi addressed the Board regarding commercial construction and the issues within Wren Creek due to the construction.

William and Marilyn Locklier addressed the Board regarding shrubbery maintenance.

RATIFY BOARD DECISIONS SINCE LAST MEETING

A motion was made by Treasurer Kaltenbaugh to ratify the Approval of the July 25, 2019 BOD Meeting Minutes. The motion was seconded by Director Vartian; the motion passed unanimously.

EXECUTIVE SESSION CONVENED 1:29 AT PM

OPEN SESSION RECONVENED AT 1:55 PM

Summary of Executive Session

Foreclosure Report – The Board approved the following accounts for Foreclosure: 00300540102 and 00300580013.

Appeals Committee Recommendations and Approval – The Board approved the recommendations made by the Appeals Committee with the exception that 00300210241 will be

contacted to attend the next Appeals Committee Meeting; if the owner does not show up at the meeting then the Appeals Committee can review the application and make a decision.

Administrative Resolution: The Compliance Team is to reach out to owners who schedule an appeal, but do not show up to the meeting and ask if they would like to reschedule. If the owner reschedules and does not show again the Committee hearing the appeal will make their final decision and the owner will be notified of the decision.

Informational Reports – The Collection and Violation reports were accepted as presented in the board packet.

Legal Updates – Director of Operations discussed legal updates.

NEW BUSINESS

Design Guidelines – Director Vartian motioned to add to the existing Color Changes Guideline: “Craftsman style homes in Freedom Park, Mayberry Park and Regents Park may submit a color palette that will be reviewed on a case by case basis.” Treasurer Kaltenbaugh seconded; the motion passed unanimously.

Director Vartian motioned to approve adding to the existing Preapproved Roofing Selection List: “IKO Weathered Wood, Charcoal, Harvard Slate and Driftwood.” Treasurer Kaltenbaugh seconded; the motion passed unanimously.

Estate Sales – Treasurer Kaltenbaugh approved the Estates Sale Policy with the added changes noted below. Secretary Norton seconded; the motion passed unanimously.

- Change garage door to garage doors
- Change permit fee to \$100

OLD BUSINESS

Irrigation Specialist Christopher Talbot spoke to the Board regarding his role and vendor issues.

380 Widening Update – President Dell’Antonia updated the Board of Directors regarding the 380 widening TxDOT project.

Landscape Bids Update – Director of Operations Herbst updated the Board the status of the bid process and next steps.

Board Guideline Review – Vice President Counts motioned to approve the Long-Term Investment Policy and Short-Term Investment Policy as noted in the board packet. The Collections Committee Guideline was tabled for a later meeting. Director Norton seconded; the motion passed unanimously.

September Upcoming Board Guidelines & Policy Review – The Guidelines and Policies to be reviewed at the September Board Meeting were included in the packet.

ASSOCIATION REPORTS

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 communications to owners regarding Common Area projects and selecting an address stone sign for the Association Office.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:29 pm.



Jim Norton, Secretary

9-19-19

Date