



**Stonebridge Ranch
Community Association, Inc.**

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MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
September 19, 2019

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, September 19, 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
Joe Closs, Director
Amanda Batson, Director (1:15 pm)

Management Present

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

Guest

Ken Becker, Homeowner
Kelli Koehler, CMA

CALL TO ORDER

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

HOMEOWNER OPEN FORUM

Ken Becker, a homeowner, addressed the Board regarding Open Garage Door violations.

RATIFY BOARD DECISIONS SINCE LAST MEETING

A motion was made by Secretary Norton to ratify the Approval of the August 22, 2019 BOD Meeting Minutes. The motion was seconded by Director Closs; the motion passed unanimously.

EXECUTIVE SESSION CONVENED AT 1:13 PM

OPEN SESSION RECONVENED AT 2:36 PM

Summary of Executive Session

Foreclosure Report – The Board approved the following accounts for Pre-Foreclosure: 00300100228, 00300100349, 00300110047, 00300120017, 00300240073, 00300270088., 00300320014, 00300340100, 00300380097, 00300380104, 00300400112, 00300420061, 00300540367, 00300600127, 00300620300, 00300620337, 00300670012, 00300670117, 00300730156, 00300100085, 00300160026, 00300210109, 00300210113, 00300310138, 00300350017, 00300370058, 00300400031, 00300480077, 00300500249, 00300540428, 00300640027, and 00300710062.

Appeals Committee Recommendations and Approval – The Board approved the recommendations made by the Appeals Committee for all appeals presented in the board packet. The Board voted to approve a variance for 003MR010159 with a fine and notation to be included no further building shall occur without prior written approval.

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

Legal Updates – Director of Operations discussed legal updates.

Landscape Vendors – The interviews of the landscape vendors were discussed.

Board Member Appointment – The Board appointed Amanda Batson to fill the open Board position until the end of the term being filled (March 2022).

The motion was made to approve all the decisions made during the executive session by Secretary Norton. Treasurer Kaltenbaugh seconded the motion; the motion passed unanimously.

NEW BUSINESS

Process for Review of MOD Construction Applications – President Dell’Antonia motioned to begin immediately for Compliance to have the right to inspect construction and modification projects. Treasurer Kaltenbaugh seconded; the motion passed unanimously.

OLD BUSINESS

380 Widening Update – The Board tasked President Dell’Antonia to write a letter on behalf of the Board and Association to all the Board Members of ManeGait regarding the widening of 380 and offer made by the City of McKinney.

Board Guideline Review - Treasurer Kaltenbaugh reviewed the following:

- a. Application of Payments Policy
- b. Payment Plan Policy –
- c. Supplier Insurance Guideline

Secretary Norton motioned to approve the (d) Appeals Committee Guideline as presented in the board packet with the additional changes:

- Chairman must be the MOD Committee Liaison
- Chairman can vote if
 1. The vote is tied or
 2. Needs to make quorum
- Committee may annually elect a Vice Chairperson from within its voting membership.

President Dell’Antonia motioned to accept partial payments at any time if the payment is a minimum of \$100, if the balance is below \$100 the account is paid in full, and there are not any endorsements notated. Treasurer Kaltenbaugh seconded; the motion passed unanimously.

Vice President Counts motioned for the Foreclosure Report provided in the board packet to include any legal costs related to past due assessments. Director Closs seconded; the motion passed unanimously.

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

ASSOCIATION REPORTS

Financial Report – The Board reviewed the financials as presented in the packet.

Strategic Plan – The Board reviewed the most recent Strategic Plan #4 Master Landscape Plan, #7 for Governmental Issues and #8 Oversight of Lakes and Dams.

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

Director Closs was tasked with getting the sponsors for the approved 2020 Savings Card.


Director of Operations Report – Director of Operations Herbst updated the Board of Directors regarding the Large-Scale Community Conference.

ADJOURNMENT

There being no further business the meeting was adjourned at 5:06 pm.



Jim Norton, Secretary



Date