



**Stonebridge Ranch
Community Association, Inc.**

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MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
October 10, 2019

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, October 10, 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

Management Present

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

Guests

Brett Masters, Homeowner
Rod Medlin, Association Insurance Agent
Dan Pellar, Association Attorney

CALL TO ORDER

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

HOMEOWNER OPEN FORUM

Brett Masters inquired about Board of Director meeting times, the maintenance of the medians, and the responsible party for sidewalk repair.

RATIFY BOARD DECISIONS SINCE LAST MEETING

A motion was made by Secretary Norton to ratify the Approval of the September 19, 2019 BOD Meeting Minutes. The motion was seconded by Treasurer Kaltenbaugh; the motion passed unanimously.

EXECUTIVE SESSION CONVENED AT 1:08 PM:

OPEN SESSION RECONVENED AT 3:10 PM

Summary of Executive Session

Foreclosure Report – The Board approved the account 00300210225 for Pre-Foreclosure. The Board approved to move forward with eviction procedures for the Association owned foreclosed property 00300610014 with the exception to allow a 30-day pay off versus the required 11 days.

Appeals Committee Recommendations and Approval – The Board approved the recommendations made by the Appeals Committee.

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

Legal Updates – The Board approved moving the case for account 00300130114 from the insurance attorney to the Association collections firm Riddle and Williams. Riddle and Williams will continue legal action including a countersuit.

NEW BUSINESS

2020 Budget Draft – This item will be reviewed at the November Board of Directors Meeting.

Treasurer Kaltenbaugh motioned to approve the 2020 Assessment at \$800 for flat rate lots and 4.5751634% for tax value and commercial lots. Tax value lots will not exceed the flat rate of \$800. Director Batson seconded; the motion passed unanimously.

2020 Capital Improvements Budget – This was not discussed.

2020 Repair & Replacement Budget – Director of Operations Herbst presented several options for the budget.

Finance Committee Recommendation – Director Kaltenbaugh presented the Finance Committee recommendation.

2020 Savings Card – Director Closs motioned not to continue the program at this time due to a lack of interested businesses. Treasurer Kaltenbaugh seconded; the motion passed unanimously.

Flag Design Guideline – Director Vartian discussed the current Flag Design Guidelines. The Modifications Committee will review this at a later date to make some clarifications, however at this time the Compliance Coordinators are to allow seasonal, decorative, professional sports, university, family crest, and the like as long as the display meets current Flag Design Guidelines.

OLD BUSINESS

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

Board Guideline Review – Treasurer Kaltenbaugh motioned to approve the following:

- a. Pickleball Courts - reviewed
- b. Common Area Usage including Stonebridge Plaza – reviewed
- c. Tennis Resident and Non-Resident Usage – reviewed
- d. Covenant Enforcement and Fining Policy - updated

as presented in the packet. Director Batson seconded; the motion passed unanimously.

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

ASSOCIATION REPORTS

Strategic Plan Updates – The Board will hold the Strategic Planning Meeting, Friday, December 6th at the Association Office.

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 the Winter Haven Pond project and TCEQ dam inspection.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:37 pm.

Jim Norton
Jim Norton, Secretary

11-26-19
Date