



**Stonebridge Ranch
Community Association, Inc.**

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MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
November 14, 2019

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, November 14, 2019, at 6201 Virginia Parkway, McKinney, Texas 75071.

Directors Present

Jon Dell'Antonia, President
Norm Counts, Vice President
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
Pam Grundy, Onsite Vice President, CMA
Bill Partridge, CFO, CMA
Rony Peterson, Recording Secretary, CMA

Directors Not Present

Jim Norton, Secretary

Guest

Gary Sandt, Homeowner
Kelli Koehler, Compliance Supervisor, CMA

CALL TO ORDER

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

HOMEOWNER OPEN FORUM

Gary Sandt, a homeowner, addressed the Board regarding street parking, in his village, and time a car can stay without moving on public streets.

RATIFY BOARD DECISIONS SINCE LAST MEETING

A motion was made by Treasurer Kaltenbaugh to ratify the Approval of the October 10, 2019 BOD Meeting Minutes. The motion was seconded by Director Batson; the motion passed unanimously.

EXECUTIVE SESSION CONVENED AT 1:05 PM

OPEN SESSION RECONVENED AT 1:52 PM

Summary of Executive Session

Foreclosure Report – The Board approved account 00300320030 for Pre-Foreclosure.

Appeals Committee Recommendations and Approval – The Board approved the recommendations made by the Appeals Committee for all appeals presented in the board packet. For account 00300570063 the Board voted to approve with stipulations: Any drains must not direct water onto adjacent properties. Water from your property must “sheet flow” before it enters into the drainage easements. No piped drains are allowed to have an outlet which directs water to adjoining lots, open space or golf course. The outlet for piped drainage shall terminate into the street.

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.

SOS Update – The continuing partnership with SOS was discussed.

Management Contract – The Board tabled this topic until the December 12, 2019 Board of Directors Meeting.

The motion was made to approve all the decisions made during the executive session by Director Batson. Director Vartian seconded the motion; the motion passed unanimously.

NEW BUSINESS

Compliance / Customer Service – Director of Operations Herbst discussed some changes the Compliance Coordinators have made to create more of a partnership between owners and the Association.

Treasurer Kaltenbaugh motioned to approve sending a letter against rezoning the area backing up to Cascades, used to be known as Storybook Ranch. Director Vartian seconded; the motion passed unanimously.

Financial Strategy – Treasurer Kaltenbaugh and Director of Operations Herbst discussed financial strategies for the upcoming and future years.

Insurance – Treasurer Kaltenbaugh motioned to approve the insurance as noted in the packet. Director Vartian seconded; the motion passed unanimously.

OLD BUSINESS

Approval of the 2020 budget – Treasurer Kaltenbaugh motioned to approve the 2020 budget as noted in the packet. Director Vartian seconded; the motion passed unanimously.

Shaddock Homes – Director Vartian motioned to approve 003MR010159, as presented in the packet. Director Closs seconded; the motion passed unanimously.

380 Widening Update – President Dell’Antonia updated the Board regarding the 380-widening project.

Board Guideline Review – Director Closs motioned to approve all proposed changes as presented in the board packet. Director Batson seconded; the motion passed unanimously.

- a. Amenities Committee Charter - updated
- b. Lake Usage - reviewed
- c. Swim Season Guideline - updated

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

ASSOCIATION REPORTS

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

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

President Dell'Antonia motioned to send an e-blast to alert owners there will be door to door solicitors regarding a City petition. To be included in the communication:

- the Board does not have a position regarding the petition
- the Council person is not in SRCA district
- the e-blast is for information only purposes to explain the Association is aware there will be individuals going door-to-door in the neighborhoods

Treasurer Kaltenbaugh seconded; the motion passed unanimously.

Director of Operations Report – Director of Operations Herbst updated the Board of Directors regarding City approved activity signs in common area.

ADJOURNMENT

There being no further business the meeting was adjourned at 4:01 pm.



Jim Norton, Secretary

12-12-19

Date