

MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
March 19, 2020

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, March 19, 2020, 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 via telephone

Management Present

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

CALL TO ORDER

A quorum having been established, President Dell'Antonia called the meeting to order at 12:57 pm.

HOMEOWNER OPEN FORUM

There were no homeowners present for open forum.

RATIFY BOARD DECISIONS SINCE LAST MEETING

A motion was made by Secretary Norton to ratify:

1. Approval of the February 27, 2020 BOD Meeting Minutes
2. Approval of the March 12, 2020 Organizational and Special Meeting Minutes
3. Approval of Amenities Committee Members Sheryl Ek and Lisa Porter

Treasurer Kaltenbaugh seconded; the motion passed unanimously.

EXECUTIVE SESSION CONVENED AT 12:58 PM

OPEN SESSION RECONVENED AT 2:53 PM

Summary of Executive Session

Foreclosure Report – The following Pre-Foreclosure accounts were denied: 00300100094, 00300100209 and 00300620003.

The Board approved to continue with the March 21, 2019 resolution to send letters for collections which fall under the normal threshold and to continue the process each year.

The Board approved Director of Operations Herbst to contact both law firms to work cases in accordance with the government orders concerning COVID-19.

Appeals Committee Recommendations and Approval – The Board approved the recommendations made by the Appeals Committee for all violations as presented in the board packet.

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 Contract Update – The continuing partnership with SOS was discussed.

Strategic Financial Discussion – Treasurer Kaltenbaugh discussed strategy to monitor and improve long range financial results.

Winter Haven Project – The Board approved the additional funding needed to complete the project. Treasurer Kaltenbaugh and CFO Partridge, CMA will work together to identify funds for the project.

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

NEW BUSINESS

Coronavirus (COVID-19) – The following topics and decisions were made concerning COVID-19:

- Ⓑ Social events scheduled between March 19 and May 4, 2020 will be cancelled or postponed.
- Ⓑ Outdoor amenities owned by the SRCA, including parks, playgrounds and sports courts, remain open at this time. However, residents are responsible for use at your own risk and to follow guidelines issued by any government office.
- Ⓑ Community Room will be closed thru May 4, 2020, all scheduled rentals cancelled, and monies refunded.
- Ⓑ OLM Inspection can take place however, all staff and LCM are not encouraged to ride along.
- Ⓑ Committee Meetings should be conducted by teleconference or web meeting platform. Director Batson motioned to approve all SRCA Committee meetings thru May 4, 2020 be conducted by teleconference or utilizing a web-based meeting system. The Director of Operations is authorized to spend up to \$50 for three months for a web-based meeting system. Staff will coordinate the calendar to ensure both options will be available or if a meeting will need to be changed. Vice President Counts seconded; the motion passed unanimously.

Sponsorships – Due to the postponements of social events this topic was not discussed.

OLD BUSINESS

Irrigation Updates – Treasurer Kaltenbaugh discussed the update during Executive Session.

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

- a. Modifications Committee Chair - updated
- b. Appeals Committee Guidelines - reviewed

ASSOCIATION REPORTS

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

Strategic Plan – Updates to Action Items for #2 Water Conservation Plan and #7 Governmental Issues.

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

Vice President Counts motioned to approve allowing 8 members to serve on the Amenities Committee. Director Vartian seconded; the motion passed unanimously.

Resolution: The Board will approve to grandfather violations for new owners if they can show the previous owner was in violation and the violation was not listed on the Resale Certificate.

Director of Operations Report – Director of Operations Herbst updated the Board regarding the possible annexation, H2B workers and the COVID-19 guidelines on travel and how it is going to affect the Landscape Vendors, Wyndsor Grove drainage issues, and the rejuvenation pruning project.

ADJOURNMENT

There being no further business the meeting was adjourned at 3:52 pm.

Jim Norton

Jim Norton (Apr 21, 2020)

Jim Norton, Secretary

04/20/2020

Date