

MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
May 21, 2020

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held virtually utilizing Zoom (www.zoom.us).

Sections I – VI - Meeting ID: 833 1469 9343
Section VII - Meeting ID: 859 7722 3223
Section VIII and IX - Meeting ID: 838 7904 9131

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
Pam Grundy, Onsite Vice President, CMA
Bill Partridge, CFO, CMA
Rony Peterson, Recording Secretary, CMA

Guests

Rosa Melendez, Homeowner
Robert Rorick, Homeowner
Tasos Kaiafas, Homeowner
Doug Streater, Homeowner
Kevin Arnold, Homeowner
Dane S. Anderson, Homeowner
John Brothers, Homeowner
Berle Barnett, Homeowner
Richard Irwin, Homeowner
Mary Petrisin, Homeowner
Kristen Jones, Homeowner
Megan Harris, Homeowner
Aubrey Power, Homeowner
Richard Brad Pitts, Homeowner
James Thompson, Homeowner
Matt McDonald, Homeowner

CALL TO ORDER

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

HOMEOWNER OPEN FORUM

Rosa Melendez addressed the Board regarding temporary above ground pools being permitted. Rob Rorick asked for the Board to look for savings specifically seeking a refund for Insurance premiums. Tasos Kaiafas requested the information for the pool openings and the safety issues that will be put in place.

RATIFY BOARD DECISIONS SINCE LAST MEETING

A motion was made by Vice President Counts to ratify the approval of the April 16, 2020 Board of Directors Meeting minutes and Compliance Actions. Director Batson seconded; the motion passed unanimously.

NEW BUSINESS

Lake Forest/Virginia Development – The Board will review this topic once the property is on the Planning and Zoning Commission agenda, at this time there is not enough information for further discussion.

Facebook Group – Treasurer Kaltenbaugh motioned to approve the Official SRCA Social Media Channels Guideline. Director Vartian seconded; the motion passed unanimously.

Director Batson motioned to approve the Facebook Group proposal as presented in the board packet along with staff notating the time it takes to respond to requests during beta testing. Secretary Norton seconded; the motion passed unanimously.

OLD BUSINESS

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

- ⌘ Social events scheduled thru the end of June 2020 are postponed or cancelled.
- ⌘ Community Room will be closed thru the end of June 2020, all scheduled rentals cancelled, and monies refunded.
- ⌘ Committee Meetings Guidelines on meeting will be handled by Vice President Counts.

President Dell'Antonia motioned to approve opening the pools, if possible, June 5, 2020 at 25% capacity and following the pool guidelines in the board packet. Director Batson seconded; the motion passed unanimously.

President Dell'Antonia motioned to approve sending the Low Balance Letters. Secretary Norton seconded; the motion passed unanimously.

President Dell'Antonia motioned to approve resuming all collection processes. Treasurer Kaltenbaugh seconded; the motion passed unanimously.

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

- a. Common Area Signage Policy - reviewed
- b. Editorial Guideline Policy - updated
- c. Email Registration Policy - reviewed
- d. Communications Committee Guideline – updated
- e. Social Media Guideline – reviewed
- f. Official Social Media Channels – new

ASSOCIATION REPORTS

Financial Report – Income Statement, Balance Sheet and Variance Report were reviewed.

Strategic Plan – Updates to Actions Items for #6 Project Management and #9 Benchmark Other Large Homeowners Associations.

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

Director Vartian motioned to approve a rock garden to be placed on Cotton Ridge, near where the other one was placed, until July 5, 2020. Any rocks left in the area July 6, 2020 will be removed by the landscape vendor. Treasurer Kaltenbaugh seconded; the motion passed unanimously.

Director of Operations Report – Director of Operations Herbst reported the tennis camps are able to be held during the summer.

EXECUTIVE SESSION CONVENED AT 5:01 PM

OPEN SESSION RECONVENED AT 5:55 PM

Summary of Executive Session

Foreclosure Report – The Board approved the Pre-Foreclosure account #00300130072. The Board approved the Foreclosure Account 00300100349. The Board approved to send the Demand Letter for accounts #00300180022 and #00300730156. The Board approved the Pending MLS accounts #00300210240, #00300110022 and #00300730051.

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

Legal Updates – Director of Operations discussed legal updates.

Next Steps – The Board discussed next steps with dealing with COVID-19 orders.

SOS Contract Update – The continuing partnership with SOS was discussed.

Irrigation Updates – Treasurer Kaltenbaugh discussed current irrigation updates.

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

Winter Haven Project – Director of Operations Herbst updated the Board regarding the Winter Haven dredging project.

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

ADJOURNMENT

There being no further business the meeting was adjourned at 5:58 PM.



Jim Norton, Secretary

6-18-20

Date