



**Stonebridge Ranch
Community Association, Inc.**

6201 Virginia Parkway
McKinney, Texas 75071
Office (214) 733-5800
Fax (214) 778-0595

MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
July 16, 2020

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, July 16, 2020, at 6201 Virginia Parkway, McKinney, Texas 75071 and virtually utilizing Zoom (www.zoom.us).

Sections I – VI - Meeting ID: 838 5797 7212
Section VII - Meeting ID: 879 1150 5257
Section VIII and IX - Meeting ID: 838 4832 6491

Directors Present

Jon Dell’Antonia, President
Norm Counts, Vice President
Jim Norton, Secretary
Michael Kaltenbaugh, Treasurer
Kristen Vartian, Director
Joe Closs, Director (online)
Amanda Batson, Director (online)

Management Present

Greg Herbst, Director of Operations, CMA
Judi Phares, President, CMA (online)
Bill Partridge, CFO, CMA (online)
Rony Peterson, Recording Secretary, CMA (online)

Guests

Laurie Finkenbiner, Homeowner
Mike Cameron, Homeowner
Holly Tripp, Homeowner (online)
John Riley, Homeowner (online)
Tom Fredricks, Amenities Chair

CALL TO ORDER

A quorum having been established, President Dell’Antonia called the meeting to order at 12:30 pm.

HOMEOWNER OPEN FORUM

Laurie Finkenbiner addressed the Board regarding a violation for a front yard swing. Mike Cameron made a statement regarding the proposed event center at Lake Forest and Virginia. Holly Tripp presented a request to update the Design Guidelines for Arbors/Pergolas to allow the material polygal. John Riley asked if the Board would contact AT&T and request fiber optics for the area.

RATIFY BOARD DECISIONS SINCE LAST MEETING

A motion was made by Secretary Norton to ratify the approval of the June 18, 2020 Board of Directors Meeting minutes. Treasurer Kaltenbaugh seconded; the motion passed unanimously.

NEW BUSINESS

Discuss and Act on Any Non-Confidential Items from Homeowner Open Forum – The items discussed pertained to specific properties and were discussed during Executive Session.

Pickleball Coaches Discussion – Amenities Chair Fredricks presented a presentation regarding the pickleball courts. Vice President Counts motioned to allow Director of Operations Herbst and Lifestyle Director Wiest to proceed with writing and negotiating contracts for two pickleball coaches. Treasurer Kaltenbaugh second; the motion passed unanimously.

Adriatica Discussions – This topic was discussed during Executive Session.

SRCA Audit Proposals – Vice President Counts motioned to approve Timothy, Devolt, & Co for a 5-yr contract. Treasurer Kaltenbaugh 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 September 2020 are postponed or cancelled. Exceptions are:
 - Adult Pool Party (limited to 74) – July 17 and August 14, 2020
 - Homeowner Meet & Greet (limited to 33) – August 12 and September 9, 2020
 - Bingo (limited to 15) – August 19, 27 and September 8, 16 and 24, 2020
 - Labor Day at the Beach Club – September 7, 2020 will operate utilizing normal hours but will have a DJ playing much of the day.
 - Book Club – September 14, 2020
- ⌘ The Board approved:
 - Adding a DJ each Tuesday in August from 5-8 pm
 - Beginning Lap Swim from 6-8 am Monday – Friday until September 4, 2020
 - Allowing guests at normal fees, but limiting to 5 per household
 - Allow the Car Show held at Stonebridge Ranch Day to still take place if the vendor of the car show would like to proceed.

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

- a. Collections Committee Guidelines - reviewed
- b. Finance Committee Guidelines - reviewed
- c. GL Resolution: Insurance on Homes owned by SRCA - reviewed

ASSOCIATION REPORTS

Financial Report – CFO Partridge, CMA presented the financials.

Strategic Plan – Updates to Action Items for #5 Communication Action Plan and #6 Project Management.

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

Vice President Counts motioned to approve the purchase of two fish feeders and to monitor for one year. After one year if the program is successful possibly purchase more for other lakes/ponds with fish. Treasurer Kaltenbaugh seconded; the motion passed unanimously.

Vice President Counts motioned to approve Lisa Porter as Co-Chair, and Ben Devries and David Morgan as alternates. When a current member leaves the committee Ben Devries will move up and no longer be an alternate. Director Batson seconded; the motion passed unanimously.

Secretary Norton motioned to approve Linda Reith to the Landscape and Grounds Committee. Treasurer Kaltenbaugh seconded; the motion passed unanimously.

Director of Operations Report – Director of Operations Herbst reported the issue with the Wynn Ridge Detention Pond and upcoming OLM inspections.

EXECUTIVE SESSION CONVENED AT 3:27 PM

OPEN SESSION RECONVENED AT 5:47 PM

Summary of Executive Session

The Board of Directors accepted the resignation of Treasure Kaltenbaugh; his last day will be Friday, July 31, 2020.

Due to the resignation the Board approved Norm Counts to continue as Vice President and temporarily serve as Treasurer. Secretary Norton was appointed to the Collections Committee.

Foreclosure Report – The Board approved the foreclosure for account #00300210225.

Appeals Committee Recommendations – The Board approved the recommendations as presented in the board packet with the following exceptions:

- a. #00300570017 has until August 31, 2020 to become compliant.
- b. #00300200028 was denied.

Informational Reports – The Collections Committee, Violation and Project Reports were accepted as presented in the board packet. Journal entry to move money out of Special Projects and fund the remainder of the Winter Haven Dredging Project. Any remaining funds will supplement the Repair and Replacement budget.

Legal Updates – Director of Operations discussed legal updates.

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

Strategic Financial Discussion – Treasurer Kaltenbaugh discussed the possibility of a new Funds Release Committee. The topic was tabled.

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

Discuss and Act on Any Confidential Items from Homeowner Open Forum – The following items were voted on:

- a. The Board approved the use of polygal; the Modifications Committee will write the specific Design Guideline and present at the August 20, 2020 BOD Meeting.
- b. The Board declined to change the Design Guidelines to allow front yard swings.
- c. The Board declined to partner with AT&T to have fiber optics installed in the area. By doing so would limit all owners to having a choice of which provider they would like to partner with for internet service.
- d. At this time, the Board did not take a position on the proposed event center to be located at the south west corner of Lake Forest Drive and Virginia Parkway.

The Board approved moving the August Board of Directors meeting to August 20, 2020.

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

ADJOURNMENT

There being no further business the meeting was adjourned at 5:50 PM.



Jim Norton, Secretary

9-3-2020
Date