



**Stonebridge Ranch
Community Association, Inc.**

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MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
October 15, 2020

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, October 15, 2020 at 6201 Virginia Parkway, McKinney, Texas 75071 and virtually utilizing Zoom (www.zoom.us, Meeting ID 892 0261 2650).

Directors Present

Jon Dell’Antonia, President
Norm Counts, Vice President/Treasurer
Jim Norton, Secretary
Kristen Vartian, Director

Joe Closs, Director (online)
Amanda Batson, Director (online)
Jim Buerkle, Director

Management Present

Greg Herbst, Director of Operations, CMA
Judi Phares, CEO/President, CMA (online)
Pam Grundy, Onsite Vice President, CMA
Rob Koop, Executive Vice President of Portfolio Operations, CMA
Bill Partridge, CFO, CMA
Rony Peterson, Recording Secretary, CMA (online)

Guests

Victoria Winstead, Homeowner (online)
Stuart Nero, Homeowner (online)

CALL TO ORDER

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

HOMEOWNER OPEN FORUM

There were no homeowners present for Homeowner Open Forum.

RATIFY BOARD DECISIONS SINCE LAST MEETING

Director Batson made a motion to approve Executive Session items from the September 24, 2020 BOD Meeting. Director Vartian seconded; the motion passed unanimously.

Director Buerkle made a motion to approve the September 24, 2020 Board of Directors Meeting Minutes. Secretary Norton seconded; the motion passed unanimously.

Director Batson made a motion to approve the Emergency Preparedness Brochure. Director Closs seconded; the motion passed unanimously.

NEW BUSINESS

Discuss and Act on Any Non-Confidential Items from Homeowner Open Forum – There were no homeowners present for Homeowner Open Forum; therefore, no discussion or action occurred.

Finance Committee Recommendation – Vice President/Treasurer Counts presented the Finance Committee Recommendation for the 2021 Budget.

2021 Budget Draft – Secretary Norton made a motion to approve the 2021 Budget as presented in the packet with the following changes:

- Increase the annual assessment by 5%.
- To cover the Repair and Reserves budget, an equal amount will be taken from the Raymond James account and Retained earnings.
- Notate the Annexation Rate for Paradiso Valle in the budget.
- Notate the additional assessments for Paradiso Valle in the budget.

Director Vartian seconded; the motion passed unanimously.

2021 Capital Improvements Budget – Secretary Norton made a motion to approve the 2021 Capital Improvements Budget as presented and to reduce the line for Fish Management. Director Vartian seconded; the motion passed unanimously.

2021 Repair & Replacement Budget – Secretary Norton made a motion to approve the 2021 Repair & Replacement Budget as presented in the packet. Director Vartian seconded; the motion passed unanimously.

Vice President/Treasurer Counts made a motion to move the funds needed for the remainder of the year for Repair and Replacement projects started or about to start. Secretary Norton seconded; the motion passed unanimously.

OLD BUSINESS

Tennis/Pickleball Courts – Director Closs made a motion to approve restriping one tennis court to have lines for two pickleball courts and have two movable nets for each pickleball court. Director Buerkle seconded; the motion passed unanimously.

2021 Election/Annual Meeting Timelines – Director Batson made a motion to approve the Election/Annual Meeting Timelines for the 2021 election, to follow the timelines used for the 2020 election. In addition, the 2021 Annual Meeting date will be set to allow maximum attendance. By June 2021, the Board will receive a report regarding the timeline for the 2022 election from a task force of Directors, appointed directors should not be up for election in 2022. President Dell'Antonia seconded; the motion passed unanimously.

Board Guideline Review – Director Closs made a motion to approve the following policies/guidelines as presented in the board packet and with the changes noted below:

- Pickleball Courts – updated
 - Replace number 3 with number 4
 - Add Driver's License with current SRCA Address is allowed
- Common Area Usage Including Stonebridge Plaza – reviewed
- Tennis Resident and Non-Resident Usage – updated
 - Add Driver's License with current SRCA Address is allowed

Director Vartian seconded; the motion passed unanimously.

ASSOCIATION REPORTS

Financial Report – CFO Partridge, CMA, presented the Balance Sheet and Income Statement.

Strategic Plan – The Strategic Plan was included for information purposes only for the upcoming November 20, 2020 work session.

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

Secretary Norton made a motion to add a resolution regarding tree trimming and who is responsible. The resolution will form the basis for a policy to be adopted at a later date. Director Closs seconded; the motion passed unanimously.

Secretary Norton made a motion to update Landscape and Grounds Committee Members and Officers to be:

- Chris Spear – Business Meeting Chairman and Co-Chair Landscape
- Mary Reddan – Co-Chair Hardscape
- Lori Cotta – Secretary

Director Batson seconded; the motion passed unanimously.

Director of Operations Report – Director of Operations Herbst updated the Board regarding expanded flower beds in Areas B and C, tennis court restriping, Glendevon Tree Removal project, and Wynn Ridge drainage system.

EXECUTIVE SESSION CONVENED AT 5:26 PM

OPEN SESSION RECONVENED AT 7:12 PM

Summary of Executive Session

Foreclosure Report – The Board approved the Pre-Foreclosure for account #00300210231 and MLS for account #00300340100.

Appeals Committee Recommendations – The Board approved the recommendations as presented in the board packet.

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

Legal Updates – The Board approved a required inspection of the property #00300540406.

The Board approved Association Attorney Pellar to represent the community regarding the lawsuit filed by #00300470084.

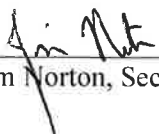
Strategic Financial Discussion – Vice President/Treasurer Counts updated the Board regarding financial conditions and water conservation.

Discuss and Act on Any Confidential Items from Homeowner Open Forum – There were no items to discuss.

The Board approved a formal response to CMA regarding a unilateral decision by CMA to change the work conditions for some on site employees.

ADJOURNMENT

The meeting adjourned at 7:41 PM.



Jim Norton, Secretary

11-19-2020

Date