



**Stonebridge Ranch
Community Association, Inc.**

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

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, November 19, 2020 at 6201 Virginia Parkway, McKinney, Texas 75071 and virtually utilizing Zoom (www.zoom.us, Meeting ID 880 0198 4030).

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
Rob Koop, Executive Vice President of Portfolio Operations, CMA
Bill Partridge, CFO, CMA
Kara Robinson, Compliance Supervisor, CMA
Rony Peterson, Recording Secretary, CMA (online)

Guests

Matt Robie, 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

Vice President/Treasurer Counts made a motion to approve:

1. Approval of October 15, 2020 Board of Directors Meeting Minutes
2. Approval - The BOD held an emergency meeting on Oct 29, 2020 in accordance with the Association’s bylaws, section 3.15 and Texas State Statute 209.0051. Board took action by unanimous agreement and consent authorizing board president to work with contractor and legal counsel on contractual dispute under threat of legal action.
3. Approval of the Insurance Quotes
4. Approval to utilize Vote HOA Now for the upcoming 2021 election
5. Approval of the Assessment Increase Letter

Director Vartian 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.

The HUB Development Update – President Dell’Antonia updated the Board on the latest information regarding the potential HUB.

Tree Maintenance (Trimming) Trimming Policy– Director Vartian made a motion to table the policy until the December 17, 2020 Board of Directors Meeting or by cyber vote. Secretary Norton seconded; the motion passed unanimously.

OLD BUSINESS

Governance Management Work Project – Director Batson presented the continued work regarding Governance Management. A Governance Process Guideline was proposed for first reading. Second reading of the Governance Process Guideline and Board action is scheduled for the December Board of Directors meeting.

Board Guideline Review – Director Vartian made a motion to approve the following policies/guidelines as presented in the board packet:

- Amenities Committee Charter – reviewed
- Lake Usage - reviewed

Secretary Norton seconded; the motion passed unanimously.

Director Closs made a motion to table the Swim Season Guideline until the December Board of Directors Meeting. Director Buerkle seconded; the motion passed unanimously.

ASSOCIATION REPORTS

Financial Report – CFO Partridge, CMA, and Vice President/Treasurer Counts presented the Financials.

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

Director Batson made a motion for approval of SRCA Board Resolution "Media Consent Practices," including assigning the Communication Committee Liaison to work with the Director of Operations and, as needed, a legal expert in media practices, and the Communications Committee to draft a Media Practices Policy. Draft policy will be presented to the Board of Directors for adoption. Director Vartian 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.

EXECUTIVE SESSION CONVENED AT 3:40 PM

OPEN SESSION RECONVENED AT 5:31 PM

Summary of Executive Session

Foreclosure Report – The Board approved the Pre-Foreclosure for account #003MR010143.

Appeals Committee Recommendations – The Board approved the recommendations as presented in the board packet and made the following decisions:

- #00300430093 – Denied; fireplace height does not meet Stonebridge Ranch guidelines. Resubmit with the fireplace in a different location or with a different height.

- #00300400002 – Denied; The homeowner may resubmit an application that meets the Stonebridge Ranch Community Association, Inc. side setbacks for fireplaces.
- #003EH010108- Approved with stipulations:
 1. Clarify Roof Plan
 2. Driveway plan must be resubmitted with one approach
 3. Landscape plan must be submitted
 4. Lighting must meet all guidelines

Informational Reports – The Board accepted the Violation and Project Reports 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 if the Insurance Company rejects the case.

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.

Special Board Appointment for Negotiations– The Board approved the Special Board Appointment for Negotiations. Updated Section III. B. Terms 2. This document shall be reviewed annually at the Organization meeting or no later than the first Board meeting after the Organization meeting.

The Board approved a performance bonus for an employee.

ADJOURNMENT

The meeting adjourned at 5:41 PM.



 Jim Norton, Secretary

12-17-2020

 Date