



# Stonebridge Ranch Community Association (SRCA)

## 2021 Board of Directors Election Voter’s Guide Pamphlet

### **WEBSITE for Annual Meeting Info:**

[www.stonebridgeranch.com/annual-meeting-board-election/](http://www.stonebridgeranch.com/annual-meeting-board-election/)

### **VIEW Candidate Videos Here:**

[www.stonebridgeranch.com/candidate-videos-2021/](http://www.stonebridgeranch.com/candidate-videos-2021/)

*The candidate videos are a great resource for you to hear from our Board candidates in their own words! Each video is under 3 minutes, so they are a quick watch.*

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*Note: Each candidate presented in this guide is current in the payment of their SRCA account, and none have any pending violations or fines.*

## **JON DELL'ANTONIA**



**Introduce yourself. Include your background (business, volunteer, other experience), the # of years you have been a resident, etc.**

I have been a resident of Stonebridge Ranch for 12 years and currently serve as President of the Board, a position I have held the past seven years. I also serve on the Visit McKinney Board and previously served on the Main Street Board for the city of McKinney and was the Chair of the Finance Committee for the recent City Bond Election.

Prior to moving to McKinney in 2008 from Oshkosh, WI, I was heavily involved in that community for the 18 years that I lived there. My community experience in Oshkosh was extensive. I served 10 years on the City Council including two years as Mayor and on a variety of City Boards and commissions.

I retired from Oshkosh B'Gosh, Inc., where I was Vice President of Information Technology and a member of the Executive Committee of the company for 16 years. Prior to that, I was Vice President of Information Technology for the Coleman Company. I have a BS in Business Administration and am a U.S. Army veteran.

**What do you believe is the primary function of the Board?**

It is important to protect the value of our homeowner's property by providing direction and financial responsibility and making necessary well thought out decisions to keep SBR a premier financially sound community.

**Which issues do you feel need attention from the Board?**

We need to continue our efforts to keep SBR a premier community by finding and retaining committed volunteers for Board and Committee positions who want to make SBR better.

**To which area(s) do you feel you could make the greatest contribution? Why?**

I can make the greatest contribution by continuing in my role as Board President by providing leadership and guidance to the Board. I have been very effective in this role for the past seven years and would like to continue this leadership. My experience as the longest serving Board member contributes to the Board by providing continuity and effective management. I have also been leading the efforts to get the route on the 380 project moved further north of 380 which is of significant importance to SBR residents. Because of my past governmental experience, I have excellent contacts with city officials which are very valuable to our Association.

## **SCOTT GUNDERSON**



**Introduce yourself. Include your background (business, volunteer, other experience), the # of years you have been a resident, etc.**

I have been at Stonebridge Ranch for approx. 1.5 years. I am married to my wife Gayla of 25 years and have 4 children at home. I was on Active duty for 27 years in the United States Navy and recently retired as a Commander. My primary duty was as a Navy pilot and I trained new Naval Aviators how to land on Aircraft Carriers. I am a graduate of the United States Naval Academy and also hold an MBA in management. My last duty station was in Kingsville, TX and I ran two airfields and a bombing range before retirement (I was also an expert in risk management and a graduate of the Naval Aviation Safety School). I served in the first Gulf War, the Second Gulf War, Kosovo and the drug war in Central America. I work at home for a large international company called Nitto Inc. as the Global Aerospace/Defense Market Manager (I do travel frequently, but that is manageable).

**What do you believe is the primary function of the Board?**

I think a good board member is responsible for two things: 1. Keeping the community safe and attractive for its members and potential members. 2. Applying principles of risk management to deal with liabilities that pop up immediately and being able to forecast potential liabilities. When these liabilities manifest, a board member has to be able to react immediately and fairly according to HOA rules and regulations.

**Which issues do you feel need attention from the Board?**

I think Stonebridge is one of the better HOAs I have been associated with. When I write that check every year, I want to know what benefits I get from that investment. I think communication with our residents is something we can continue to build upon.

**To which area(s) do you feel you could make the greatest contribution? Why?**

I think a delicate balance between finances and amenities needs to be kept in order to keep costs from soaring, especially in the current fiscal climate of the United States. We need tough negotiators to demand quality and value from our vendors. I'd like to keep costs in check as much as possible.

## **ALEX McGUINNESS**

**Introduce yourself. Include your background (business, volunteer, other experience), the # of years you have been a resident, etc.**

Successfully managed many full-service businesses within the Hospitality industry; improving the bottom line by carefully examining operating costs and expenses. By doing such, the net profit increased anywhere from 16%-25%. I've applied these skills to successfully managing my own business, while embracing professional relationships.



I now work closely with General Contractors, Architects and Designers on the construction side of the Hospitality and Multi Family industries. I am able to value-engineer most projects to ensure we always stay within or under budget. We are in our first year at Stonebridge Ranch, and looking forward to many more!

**What do you believe is the primary function of the Board?**

Continuously improve the quality of life for all within our community. Maintaining our appearance and reputation, while ensuring public safety. Commitment to enhance valuation of Stonebridge Ranch.

**Which issues do you feel need attention from the Board?**

Property maintenance, community engagement, addressing current and future contracts.

**To which area(s) do you feel you could make the greatest contribution? Why?**

Landscape & Grounds, Modifications.

## **JIM NORTON**

**Introduce yourself. Include your background (business, volunteer, other experience), the # of years you have been a resident, etc.**



I served in the United States Air Force from 1969-1973. Upon discharge, I was accepted in the Department of Public Safety at DFW Airport. In 1975, I left to complete a degree in Mechanical Technology. Upon finishing school, I accepted a position with Mobil Oil Refinery in Beaumont, Texas in 1978 as a corrosion engineer. In 1986, I took the position of Contract Administrator in the Construction Group and later served in the Computer Group as Network Administrator. While at Mobil, I served seven years on the Mobiloil Credit Union Board-Beaumont Refinery. After retirement from Mobil, I worked as a cost engineer for Turnaround Management Company working at several refineries.

We moved to McKinney in 2009 to be closer to family. We first lived in the Stonegate Community where I served on their HOA Board for two years. We then moved to Muirfield Point in Stonebridge in 2012 where I served on the Muirfield Point HOA as VP of Landscape and Grounds for three years. I served on the SB Social Committee for four years and helped start the Stonebridge Travel Club. In 2018 I was elected to the Stonebridge Board of Directors. I currently serve as the liaison to the Landscape and Grounds Committee and as Board Secretary. I have served on the Appeals Committee and currently serve on the Collections Committee. We have enjoyed living in the Stonebridge Ranch Community for eight years, taking part in the many activities and amenities with our children's families including five grandchildren who live in the McKinney area.

**What do you believe is the primary function of the Board?**

Stonebridge Ranch has an outstanding reputation for being a top notch place to live in Texas. We have great amenities, high property values, beautiful, friendly neighborhoods, and we are financially sound. This all does not come easily but with considerable planning and hard work by the management company, the many volunteers, and the staff who work for Stonebridge. The Board of Directors is the liaison coordinating the planning and necessary work between these groups. The volunteers who serve on the Board of Directors are the overseers and representatives for all the residents within Stonebridge. They make certain that projects are completed, neighborhoods stay beautiful and welcoming, amenities stay updated and safe, property values continue to increase, and finances stay sound.

**Which issues do you feel need attention from the Board?**

The board needs to continue to maintain an attitude of excellence with regard to each area of responsibility. It is important to get all residents involved in our community and informed about the goals, policies and procedures in order to maintain the friendly neighborhood we enjoy.

**To which area(s) do you feel you could make the greatest contribution? Why?**

With my past involvement with cost controls, contracts, and my three previous HOA experiences, I feel my greatest contribution would be to remain as a Board Director in the area of Landscape and Grounds. Working with the L&G Committee has given me valuable experience to insure that Stonebridge maintains their high standards in this area.

## **SUSAN ROSS**



**Introduce yourself. Include your background (business, volunteer, other experience), the # of years you have been a resident, etc.**

I have been a proud home owner in McKinney, Stonebridge Ranch since 2005. I currently reside in Stonebridge with my husband and four children all of which graduated from McKinney ISD schools. We have never had any past-due association account balances and no current or pending violations.

I taught for McKinney ISD for 10 years prior to my current profession as a Re/Max Realtor® here in McKinney. I held a leadership position as the 2020 Secretary for the Women’s Council of Realtors—Collin County. My teaching experience as well as the knowledge of my community sets me apart.

**What do you believe is the primary function of the Board?**

I believe there are three primary functions of the Board of Directors. First function is maintaining the common areas/elements of the community. Another major role is to ensure compliance with governing documents. Third role is to conduct the financial business of the association managing the finances of the community association.

**Which issues do you feel need attention from the Board?**

I feel today the Board of Directors need to first address any pending concerns or questions from homeowners. Immediately catch up on any backlog of letters, requests, concerns of homeowners. I feel a more positive communication efforts between the Board and the homeowners would be more effective in insuring good communication between the SRCA Board and homeowners.

**To which area(s) do you feel you could make the greatest contribution? Why?**

I feel I would be able to make contributions in all of the categories because my real estate profession requires that I have command of all of those areas. I would put personal preferences aside, understand my individual role as a board member. My fiduciary duty will be acting with good faith while making decisions based on what is best for the entire community. Communication is a key word in a healthy and thriving community.

## **MICHAEL WARNER**



**Introduce yourself. Include your background (business, volunteer, other experience), the # of years you have been a resident, etc.**

I am a retired Texas Certified Public Accountant and spent my professional career working in commercial real estate, banking, investments and Silicon Valley technology. I primarily focused on financial operations, business processes, corporate governance and auditing. I moved to Texas to attend college at the University of Texas at Arlington and Texas became home for me. After college, I worked in public accounting in Dallas and performed audit and consulting services for companies such as Lincoln Property Company, Trammell Crow, Weitzman Group, etc. I spent over 20 years in California with banking and technology companies, but returned to DFW after I retired. I bought a home in Stonebridge Ranch and have lived here for almost 3 years. I have been involved with many volunteer entities. For example, I was a board member and Treasurer for the Willow Glen Foundation in San Jose, California. We raised money and provided support for the local schools including teacher training, equipment and materials, student summer programs and student career fairs. I was also a volunteer reserve police officer in Foster City, California. Duties included providing additional capacity to the city in police patrol, traffic enforcement, special events and other duties provided by the Foster City Police Department.

**What do you believe is the primary function of the Board?**

I believe the Board of Directors primarily conducts the administrative affairs of the SRCA, ensures compliance with SRCA governing documents, policies, bylaws and applicable laws and regulations. In short, the Board ensures our community continues to be one of the best, most beautiful and most desirable places to live in Texas.

**Which issues do you feel need attention from the Board?**

I have not been involved with the SRCA Board or management previously, and I am pretty satisfied with how the SRCA has been operating based on my time here. I would like to see improved communication to homeowners regarding strategic planning and direction of the SRCA, but I am not sure I can effectively comment on this topic today.

**To which area(s) do you feel you could make the greatest contribution? Why?**

I think finance, business operations and processes, planning and communications would be the areas that I could provide the greatest contribution. My extensive professional career in these areas would provide me a strong basis to contribute. I believe in a common sense approach to issues. As a retired professional, I also have time to contribute to the SRCA. I have experience at executive levels with many companies, including fortune 500 companies. I have significant experience in review, oversight, implementation, decision making and communication to the highest levels of these organizations.