



# Stonebridge Ranch Community Association, Inc.

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## MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. March 11, 2021

The Organizational and Special meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, March 11, 2021 at 6201 Virginia Parkway, McKinney, Texas 75071 and virtually utilizing Zoom (www.zoom.us, Meeting ID 885 1047 0879).

### Directors Present

Jon Dell'Antonia, President  
Norm Counts, Vice President/Treasurer  
Kristen Vartian, Secretary  
Joe Closs, Director (online)  
Amanda Batson, Director (online)  
Jim Buerkle, Director  
Sue Ross, Director

### Management Present

Greg Herbst, Director of Operations, CMA  
Rob Koop, Executive Vice President of Portfolio Operations, CMA (online)  
Bill Partridge, CFO, CMA  
Rony Peterson, Recording Secretary, CMA (online)  
Erica Lee, Communication Specialist, CMA (online)

### Guests

Kay Mangham, Homeowner (online)  
Juan Flores, Homeowner (online)  
Stacy Greywall, Homeowner (online)  
Jodi Woodruff, Homeowner (online)  
Jacqueline Cooper, Homeowner (online)

### CALL TO ORDER

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

### BOARD ORGANIZATION 2021

Director Buerkle made a motion to approve the Officers:

- ☞ Jon Dell'Antonia – President
- ☞ Norm Counts – Vice President/Treasurer
- ☞ Kristen Vartian – Secretary

Director Batson seconded; the motion passed unanimously.

Director Batson made a motion to approve the Comitée Liaisons:

- ☞ Director Closs – Amenities
- ☞ Director Batson – Communications
- ☞ Vice President/Treasurer Counts – Finance
- ☞ Director Buerkle – Landscape & Grounds
- ☞ Secretary Vartian – Modifications
- ☞ Director Ross – Social

Secretary Vartian seconded; the motion passed unanimously.

President Dell'Antonia made a motion to approve the Board Committee Members:

- ⓑ Appeals – Secretary Vartian as non-voting Chair, Director Closs, Director Buerkle, Director Batson, and Director Ross (non-voting)
- ⓑ Collections – Vice President/Treasurer Counts as Chair, President Dell’Antonia and Director Batson

Director Buerkle seconded; the motion passed unanimously.

**OLD BUSINESS**

**Coronavirus (COVID-19) Discussion** – President Dell’Antonia made a motion to continue to require masks to be worn by visitors in the Association Office and during check-in of events in the Community Room. It is highly encouraged everyone wear masks during sponsored events. Director Buerkle seconded; the motion passed unanimously.

Secretary Vartian made a motion to approve the pool calendars and rental of pavilions, paddleboats, the tricycle and sailboat at the Beach Club. Director Batson seconded; the motion passed unanimously.

**Board Guideline – Time Saving Guideline Resolution** – By agreement between the Management Company and the SRCA Collections Committee, waivers involving late fees and letter charges involving assessments will no longer be accepted unless the assessment is paid in full.

**NEW BUSINESS**

**Compliance Operations Discussion** – Director of Operations Herbst discussed the current compliance operations and coverage.

**New Board Member Discussion** – Director Ross was introduced and welcomed to the Board of Directors.

**EXECUTIVE SESSION CONVENED AT 1:40 PM**

**OPEN SESSION RECONVENED AT 2:32 PM**

**Summary of Executive Session**

**Collections Settlement** – Account 00300760053 was offered a settlement of fees payable by March 31, 2021 or the agreement is void.

**Funding Request** – The Board approved the Funding Request for Storm Damage to commit to the replacement of shrubs in common area.

The Board approved updating the Fountain/Statuary/Outdoor Furniture/Outdoor Art Guideline to permit roof-hanging porch furniture.

**ADJOURNMENT**

The meeting adjourned at 2:33 PM.



Kristen Vartian, Secretary

April 22, 21  
Date