



Stonebridge Ranch Community Association, Inc.

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MEETING MINUTES STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. March 25, 2021

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, March 25, 2021 at 6201 Virginia Parkway, McKinney, Texas 75071 and virtually utilizing Zoom (www.zoom.us, Meeting ID 813 3401 9138).

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 (online)

Management Present

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

Guests

David Morgan, Amenities Committee Member
Kay Mangham, Homeowner (online)
Jen Jesseph, Homeowner (online)
Eric Clinger, Homeowner (online)
Belinda Dugas, Homeowner (online)
Brian Millet, 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 to speak at homeowner open forum.

RATIFY BOARD DECISIONS SINCE LAST MEETING

Director Buerkle made a motion to approve the February 25, 2021 Board of Directors Meeting Minutes. Secretary Vartian seconded; the motion passed unanimously.

NEW BUSINESS

Discuss and Act on Any Non-Confidential Items from Homeowner Open Forum – No action was required.

Possible Methods to Reduce Pond Dredging – Amenities Committee Member David Morgan presented plans to reduce pond dredging and future need for dredging once a pond, specifically Quail Creek Pond, has been dredged.

Vice President/Treasurer Counts made a motion to approve the Resolution to authorize CMA to explore and, as feasible, to prevent flow and erosion into the Quail Creek Pond. Director Closs seconded; the motion passed unanimously.

Board Guideline Natural Areas (new) – Director Buerkle made a motion to approve the Natural Areas Guideline as presented in the packet. Director Closs seconded; the motion passed unanimously.

Board Resolution: SRCA Annual Assessment Language – Vice President/Treasurer Counts made a motion to approve the Resolution to change the language used in the 2022 and future statements to clarify the responsibility for receipt of timely payments. The wording listed in the packet was approved with the change for the third sentence to read “It is the homeowner’s responsibility to ensure receipt of payment by January 31.” Director Batson seconded; the motion passed unanimously.

Director of Operations Herbst will coordinate with Vice President/Treasurer Counts on final approval of the wording.

OLD BUSINESS

Governance Management Work Project – Director Batson made a motion to accept the final report for the SRCA Governance Task Force. Secretary Vartian seconded; the motion passed unanimously.

Lakes Trail – This topic was discussed under **New Business—Possible Methods to Reduce Pond Dredging.**

Board Guideline Review – The reviews of the Modifications Committee Guidelines and Appeals Committee Guidelines will be presented at a future board meeting.

Secretary Vartian made a motion to approve the Resolution that once the board denies a modification or violation, if said modification is not brought into compliance, no further appeals will be granted and all applicable remedies will be pursued. Further, if the compliance staff issue a violation for non-submittal of a modification application, and said modification clearly does not meet guidelines, a separate violation will also be issued for non-compliance with guidelines. Director Buerkle seconded; the motion passed unanimously.

Director Buerkle made a motion to approve the Landscape & Grounds Committee Guideline, as presented in the packet. Secretary Vartian seconded; the motion passed unanimously.

ASSOCIATION REPORTS

Financial Report – CFO Partridge, CMA, presented financials.

Vice President/Treasurer Counts made a motion to approve moving the scheduled R&R budget allocation funding from April to March. Secretary Vartian seconded; the motion passed unanimously.

Strategic Plan – This topic was not discussed.

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

Secretary Vartian made a motion to update the Design Guidelines:

- ⓑ Accessory Structures (Detached)
 - Gazebos
 - Updated to read “Roofing shall match that of the house.”
- ⓑ Color Changes

- o Added "Black on garage doors is reviewed on a case-by-case basis if the brick has black tones."

Vice President/Treasurer Counts seconded; the motion passed unanimously.

Director of Operations Report – Director of Operations Herbst updated the Board regarding the recent overflow due to the heavy rains in common areas and new pool requirements needed for inspections.

EXECUTIVE SESSION CONVENED AT 3:10 PM

OPEN SESSION RECONVENED AT 5:01 PM

Summary of Executive Session

Foreclosure Report – The Board approved the following Pending MLS accounts: 00300440018, 00300620300, 00300100349, and 00300620048.

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

- ⓑ 00300190109 – Wooden Fence Variance – The Board voted to deny the request due to Subdivision guidelines, which require rear and side yard wrought iron fencing for this specific Lot 19 Block A.
- ⓑ 00300140172 – Attached Patio Cover Slope – The Board voted to deny the request due to the pitch of the roof not meeting the 4:12 requirement. The Board noted for staff to share the possible options provided by the Association’s architect consultant.

The Board approved adding a Priority Violation for Short-Term Leases of \$200 a day until the violation is corrected.

Informational Reports – The Board accepted the Violation Report and Project Reports as presented in the board packet.

Legal Updates – Director of Operations Herbst updated the Board regarding legal matters.

Attorney Usage - The Board approved retaining Clark Hill for legal issues, including phone call and email questions, following the Legal Opinion Board Guideline.

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

ADJOURNMENT

The meeting adjourned at 5:02 PM.



Kristen Vartian, Secretary



Date