



**Stonebridge Ranch
Community Association, Inc.**

6201 Virginia Parkway
McKinney, Texas 75071
Office (214) 733-5800
Fax (214) 778-0595

MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
April 22, 2021

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, April 22, 2021 at 6201 Virginia Parkway, McKinney, Texas 75071 and virtually utilizing Zoom (www.zoom.us, Meeting ID 848 7824 8360).

Directors Present

Jon Dell’Antonia, President
Norm Counts, Vice President/Treasurer
Kristen Vartian, Secretary
Joe Closs, Director (online)
Amanda Batson, Director

Management Present

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

Directors Not Present

Jim Buerkle, Director
Sue Ross, Director

Guests

Kay Mangham, Homeowner (online)
Terry Pescott, 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

- Kay Mangham, 5811 Bridge Point Dr, addressed the Board concerning the maintenance of a neighboring property.
- Terry Prescott, 1507 Crown Point, addressed the Board, requesting an update to the Modification Design Guidelines to permit metal roof gazebos.

RATIFY BOARD DECISIONS SINCE LAST MEETING

Director Batson made a motion to approve the March 11, 2021 Organizational Meeting Minutes and the March 25, 2021 Board of Directors Meeting Minutes. Director Closs seconded; the motion passed unanimously.

NEW BUSINESS

Discuss and Act on Any Non-Confidential Items from Homeowner Open Forum – Secretary Vartian will coordinate the review of metal roofs on gazebos with the architect.

Update Modifications Committee Response Letter – Secretary Vartian made a motion to add the following sentence to the ‘Approved’ and ‘Approved with Stipulations’ Modification response letters (with the addition to be effective immediately): “This approval does not serve as an approval by the City of McKinney, and all necessary city approvals must be obtained by the City of McKinney.” The changes would take effect as soon as possible. Director Batson seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline Review –

- a. Secretary Vartian made a motion to approve the Association Compliance Enforcement Procedure Guideline as presented in the board packet. Vice President/Treasurer Counts seconded; the motion passed unanimously.
- b. President Dell'Antonia made a motion to approve the Leasing of Single Occupancy Dwellings and Residential Use Policy as presented with the changes made in the board packet. Secretary Vartian seconded; the motion passed unanimously.
- c. President Dell'Antonia made a motion to approve the Covenant Enforcement and Fining Policy as presented with the changes made in the board packet and the changes noted below.
 - a. Solar panels located on a prohibited area are a Priority violation and will be charged a daily fee of \$100 per day.
 - b. Window air conditioning units (a/c) are a Priority violation and will be charged a daily fee of \$25 per day.Director Batson seconded; the motion passed unanimously.
- d. President Dell'Antonia made a motion to approve the Special Case Processing for Covenant Enforcement and Fining Guideline as presented in the board packet. Vice President/Treasurer Counts seconded; the motion passed unanimously.
- e. Vice President/Treasurer Counts made an amended motion to approve the Natural Area Maintenance Guideline as noted below:
 - a. II. A. Correct date to read 03/27/2008.
 - b. III. A. – The type of an area “is” generally undeveloped and does not contain...
 - c. IV. A. 4. Update wording to “Any invasive vegetative species will be removed.”
- f. Secretary Vartian made an amended motion to table the Common Area Tree Trimming Guideline for an upcoming board meeting. Changes to be made are:
 - a. Update the Revision Date to the Board Meeting it will be presented.
 - b. II. A. – H. Separate this section into homeowner to homeowner situations and homeowner to common area situations.
 - c. II. F. Change the word “Falling” to “Fallen.”Director Closs seconded; the motion passed unanimously.
- g. Director Batson made an amended motion to approve the Appeals Committee Guidelines as noted in the board packet with the changes below:
 - a. All changes, including the ones noted in the board packet, are subject to legal review.
 - b. III. D. 2. Change “A7” to “A10.”
 - c. Change the revision date to 04/22/2021.
 - d. Provide Appendix A to owners after they request an appeal appointment.
 - e. Add in deadline dates to Appendix B:
 - i. 10 days from date of Modifications Committee Appeal response letter
 - ii. 10 days prior to the next meetingDirector Closs seconded; the motion passed unanimously.
- h. Director Batson made a motion to approve the Modifications Committee Guidelines as presented in the board packet with the changes noted below:
 - a. Change the revision date to 04/22/2021.
 - b. Add in deadline dates to Appendix A:
 - i. 10 days from date of Modifications Committee Appeal response letter
 - ii. 10 days prior to the next meetingSecretary Vartian seconded; the motion passed unanimously.

- i. Secretary Vartian made a motion to approve the Modification Design Guidelines as presented in the board packet with the changes noted below:
 - a. Add to Prohibited items
 - i. r. Solar panels located on a prohibited area.
 - ii. s. Pool domes, bubbles, or the like made from any types of material
 - b. Accessory Structures:
 - i. Add prior approval from City of McKinney (over 200 sq feet)
 - ii. Add “the” between “past” and “post” in the fourth bullet point.
 - iii. Gazebo – table adding “In style, color, and material” to bullet point five. Record documents while this is being reviewed by the architect. Will be brought back to the Board at a later meeting.
 - c. Attached Patio Roof Covers – In the last sentence of the first bullet point add “the” between “past” and “post”.
 - d. Storage Structures – add to the last bullet point “...any side yard or back alley and ten (10) foot clearance from any rear yard...”

Director Batson seconded; the motion passed unanimously.

Landscape Violation Discussion – Director Batson made a motion to extend the temporary hold on violation notices for the following issues if they are corrected within the noted time-frames:

- a. Dead shrubs shall be pruned or removed by 05/31/2021.
- b. Required shrubs shall be replaced with no smaller than three (3) gallon approvable evergreen shrubs by 06/30/2021.

The discussion regarding Common Area Trees will be deferred until a later date.

Secretary Vartian seconded; the motion passed unanimously.

Quail Creek Dredging Resolution – This topic was discussed, but did not have a motion.

Lake Trail – This topic was discussed, but did not have a motion.

ASSOCIATION REPORTS

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

Strategic Plan – The Board updated #2 Water Conservation Plan, #3 Financial and Operational Health of the Association, #4 Project Management, and #7 Governmental Issues.

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

Director of Operations Report – Director of Operations Herbst updated the Board regarding the fact that water usage was favorable, compliance updates, discussed projects that are unplanned but need to be take care of, and the Lakes Report. Director of Operations Herbsts also updated the Board regarding the recent overflow due to the heavy rains in common areas, specifically Glendevon.

President Dell’Antonia made a motion to approve funding for Phase I of the project to help ease water flowing from the common area and flooding a neighboring property. Secretary Vartian seconded; the motion passed unanimously.

EXECUTIVE SESSION CONVENED AT 5:17 PM

OPEN SESSION RECONVENED AT 6:43 PM

Summary of Executive Session

Foreclosure Report – The Board approved 00300340081 for Pending Pre-Foreclosure. The Board denied 00300320004 for Pending Pre-Foreclosure. The Board approved the following accounts for Pending Foreclosure: 00300100094, 00300100209, 00300110022, 00300130072, 00300130244, 00300200027, 00300210180, 00300210286, 00300310201, 00300400033, 00300480063, 00300500012, 00300540091, 00300540277, 00300600058, 00300620036, 00300620086, 00300680010, 00300700081, 00300720016, 00300730019, 003007320238, and 003MR010303. The Board approved the following accounts for Pending MLS: 00300440018, 00300620300, 00300100349, and 00300620048.

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

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.

Treasurers Forward Looking Discussions – Vice President/Treasurer Counts discussed the Management Certificate, the 2022 Assessment letter and application of payments, water forecasting and future budgetary outlooks.

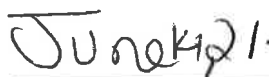
Discuss and Act on Any Confidential Items from Homeowner Open Forum – There were no items to discuss.

ADJOURNMENT

The meeting adjourned at 6:43 PM.



Kristen Vartian, Secretary



Date