

MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
July 29, 2021

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, July 29, 2021, at 6201 Virginia Parkway, McKinney, Texas 75071, and virtually utilizing Zoom (www.zoom.us, Meeting ID 839 6830 6628).

Directors Present

Jon Dell'Antonia, President
Norm Counts, Vice President/Treasurer
Kristen Vartian, Secretary
Amanda Batson, Director
Jim Buerkle, Director
Jim Norton, Director
Mary Thompson, Director (online)

Management Present

Rob Koop, Executive Vice President, CMA
Bill Partridge, CFO, CMA (online)
Rony Peterson, Recording Secretary, CMA

Guests

Frechet Legrand, Homeowner
Steve and Sandra Shroba, Homeowners
Tonya Parks, Homeowner
Joe Closs, 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

Frechet Legrand, a homeowner, addressed the Board regarding owners not picking up pet waste in the neighborhoods.

Steve Shroba, a homeowner, addressed the Board regarding landscaping issues in common areas along Plainfield Road.

Tonya Parks, a homeowner, addressed the Board regarding the need for a more diverse Board, Committee Members, and Association staff. The Board explained homeowners volunteer to be on Committees or to run for the Board. All Board Members are elected by the homeowners. They cannot control who runs or volunteers for the Association. Neither the Board nor Management Company controls who applies for the open positions within the Association.

RATIFY BOARD DECISIONS SINCE THE LAST MEETING

Director Buerkle made a motion to ratify the approval of the June 24, 2021, Board of Directors Meeting Minutes. Director Norton seconded; the motion passed unanimously.

Secretary Vartian made a motion to ratify:

- the approval of Matt Miller as Chairman of the Communications Committee;
- the approval of Modifications Committee new member Tim Montgomery and Barry Kleckner as the Chairman;
- the approval of Michele Montgomery to the Landscape & Grounds Committee;
- the approval of Duffy Nabors to the Modifications Committee, and;
- the approval of Kevin LaMarca to the Landscape & Grounds Committee.

Director Buerkle seconded; the motion passed unanimously.

NEW BUSINESS

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

September Board Meeting Date – At this time, the meeting date will remain Thursday, September 23, 2021.

Legislative Update Special Meeting Discussion – Once the information is prepared by CMA, a special meeting will be called and is to include Association Attorney Watten.

Nominating Committee Proposed – Director Buerkle made a motion to approve:

- Amendment to SRCA Bylaws.
- Resolution: SRCA Nominating Committee.
- Board Guideline: Nominating Committee.
- Call for Candidates 2022.

Director Batson seconded; the motion passed unanimously.

Returning Staff Introductions – Kelli Koehler, Compliance Supervisor (CS), was reintroduced to the Board of Directors. CS Koehler was previously the supervisor for compliance.

Landscaping – Director Buerkle made a motion to approve one (1) tree in the front yard unless the property is a corner lot or has over 70' width in the front. Director Vartian seconded; the motion passed unanimously.

Director Buerkle made a motion to approve shrub installation extensions, for those who ask, to be until September 15, 2021. All dead shrubbery still needs to be removed or the violation will continue. Director Vartian seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline Review – Vice President/Treasurer Counts made a motion to approve the following Board Guidelines as presented in the board packet:

- Collections Committee Guidelines – updated.
- Finance Committee Guidelines – updated.
- GL Resolution: Insurance on Homes owned by SRCA – reviewed.

Director Buerkle seconded; the motion passed unanimously.

Landscape & Grounds Project Updates – Landscape & Grounds Manager Brock Whetstone, CMA, discussed with the Board ongoing projects including the Quail Creek dredging project and removal of dead trees throughout the property. Tree stump removal along Plainfield Road was scheduled for Thursday, July 29, 2021.

Vice President/Treasurer Counts made a motion to apply the cost of dead tree removal to the Repair and Replacement budget, creating a new line item titled “Dead Tree Removal.” Director Buerkle seconded; the motion passed unanimously.

ASSOCIATION REPORTS

Financial Report – CFO Partridge, CMA, presented the full financial report.

Strategic Plan – The Board updated #1 Communication Action Plan.

EXECUTIVE SESSION CONVENED AT 3:56 PM

OPEN SESSION RECONVENED AT 6:53 PM

Summary of Executive Session

Foreclosure Report – The Board approved 00300580013 and 00300730206 for Pending Pre-Foreclosure.

Informational Reports – The Board accepted the Collections Committee Report, Violation Report, Appeals Committee Report, and Project Reports as presented in the board packet. Moving forward the Collections Committee Report will only contain the decision of approved or denied.

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

Director of Operations Report – Executive Vice President Koop, CMA, updated the Board regarding personnel and relocating items on Board meeting agendas. Going forward, agenda items such as the Director of Operations Report and the Management Dashboard will be discussed in Open Session, and Board Liaison Committee Reports will be discussed in both the Open and Executive Sessions.

Legal Updates – Executive Vice President Koop, CMA, updated the Board regarding legal matters.

Treasurer's Forward-Looking Discussion – Vice President/Treasurer Counts discussed the Treasurer's Forward-Looking items.

Management Dashboard – Vice President/Treasurer Counts shared the preliminary design of the Management Dashboard.

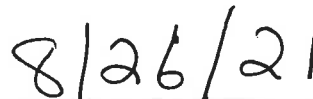
Discuss and Act on Any Confidential Items from Homeowner Open Forum – There were no items to discuss.

ADJOURNMENT

The meeting adjourned at 6:53 PM.



Kristen Vartian, Secretary



Date