

MEETING MINUTES  
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.  
August 26, 2021

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, August 26, 2021, at 6201 Virginia Parkway, McKinney, Texas 75071, and virtually utilizing Zoom (www.zoom.us, Meeting ID 860 0926 2737).

**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

**Management Present**

Rob Koop, Executive Vice President, CMA  
Rony Peterson, Recording Secretary, CMA

**Guests**

Ray Dryer, Homeowner  
Joe Closs, Homeowner (online)  
Brian Millet, Homeowner (online)  
Timothy Siemers, Homeowner (online)  
James McClain, Homeowner (online)  
Molly Mathis, Homeowner (online)  
James Young, Homeowner (online)  
Kelli Agnew, CMA  
Brock Whetstone, CMA

**CALL TO ORDER**

A quorum having been established; President Dell'Antonia called the meeting to order at 12:30 PM.

**HOMEOWNER OPEN FORUM**

Ray Dryer, a homeowner, addressed the Board regarding the erosion of the wall surrounding Stonebridge Lake, specifically by the Adriatica Villas.

**RATIFY BOARD DECISIONS SINCE THE LAST MEETING**

Director Norton made a motion to ratify the approval of the July 29, 2021, Board of Directors Meeting Minutes. Director Buerkle seconded; the motion passed unanimously.

Director Thompson made a motion to ratify:

- the approval of the Select Tennis Academy Contract, and
- the approval of the LaCima Well Motor Pump Replacement and Budget Authorization.

Director Vartian 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.

**SB 1588** – President Dell'Antonia made a motion to implement all laws as of September 01, 2021, or as legal guidance dictates, within the operation of the Association. President and Vice

President will review each section again and assign any necessary tasks to the Board or Management Company. Director Batson seconded; the motion passed unanimously.

**Pickleball Instructor Agreement** – Vice President/Treasurer Counts made a motion to approve the Pickleball Instructor Agreement as presented in the board packet. Director Norton seconded; the motion passed unanimously.

**2022 Social Calendar** – Director Buerkle made a motion to approve the 2022 Social Calendar as presented in the packet, with the notation the New Homeowner Welcome Party be held in the Spring and Fall. The budget discussion will be held at a later Board of Directors meeting. Vice President/Treasurer Counts seconded; the motion passed unanimously.

**SharePoint Review: Documents** – Vice President/Treasurer Counts discussed the different types of documents listed on the Association’s SharePoint.

**Review of Reports** – Vice President/Treasurer Counts discussed the different types of reports listed on the Association’s SharePoint.

**Returning Staff Introductions** – This topic was discussed at the Special Board Meeting held on August 26, 2021.

#### **OLD BUSINESS**

**Covenant Enforcement and Fining Policy** – This topic will be brought back for the September Board of Directors meeting.

**Compliance Update** – Compliance Supervisor (CS) Agnew, CMA, updated the Board regarding ongoing compliance issues.

**Landscape & Grounds Project Updates** – Landscape & Grounds Manager Whetstone, CMA, discussed with the Board ongoing projects including the Quail Creek dredging project and the Melton Ridge drainage issue.

**Governance Process Guideline Update** – Director Batson made a motion to approve the Governance Process Guideline updates as presented in the board packet. Director Norton seconded; the motion passed unanimously.

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

- a. Commitments and Disbursements - reviewed
- b. Long-Term Investment Policy - updated
- c. Short-Term Investment Policy – updated

Director Batson seconded; the motion passed unanimously.

The Estate Sale Policy was discussed with no changes made.

**Board Liaison Committee Reports** – Director Buerkle made a motion to approve the Landscape & Grounds committee positions of:

- ⓑ Mary Patrick – Chair
- ⓑ Michele Montgomery – Secretary

- ⓑ Gary Lauman – Hardscape Chair
- ⓑ Kevin LaMarca – Landscape Chair

Director Norton seconded; the motion passed unanimously.

Director Buerkle made a motion to accept the Tree Resolution he presented during the meeting with the removal of Persimmon from the list of small canopy trees. Director Batson seconded; the motion passed unanimously.

**Director of Operations Report** – Executive Vice President Koop presented a summary for SB1588 and what the management company has done and will do to ensure the association is in compliance with the new law(s).

**Management Dashboard** – Vice President/Treasurer Counts presented the Management Dashboard.

### **ASSOCIATION REPORTS**

**Financial Report** – Executive Vice President Koop presented the Balance Sheet, Income Statement and Variance Report.

The Board approved funding for the UV system needed at the Aquatic Center.

**Strategic Plan** – The Board updated #2 Water Conservation Plan, #3 Financial and Operational Health of the Association, #4 Project Management, and #8 Board and Committee Development.

### **EXECUTIVE SESSION CONVENED AT 5:01 PM**

### **OPEN SESSION RECONVENED AT 6:04 PM**

#### **Summary of Executive Session**

**Foreclosure Report** – The Board approved 300100173, 300100226, 300120004, 300120068, 300150010, 300210109, 300210250, 300210262, 300230014, 300270101, 300340044, 300370123, 300380103, 300400026, 300480028, 300500026, 300550045, 300600127, 300620133, 300710056, 300720039, 300740054, and 300740058 for Pending Pre-Foreclosure.

The Board denied 00300540174 for Pending Foreclosure and will review again at the February 2022 Board of Directors meeting.

**Informational Reports** – The Board accepted the Collections Committee Report, Violation Report, and the Appeals Committee Report as presented in the board packet.

**Board Liaison Committee Report – Confidential Items** – The Board approved to no longer allow any shrub planting extension request past the already approved date of September 15, 2021. If a property does not meet the requirements, the violation(s) will continue.

The Board approved the removal of Tim Montgomery from the Modifications Committee.

**Director of Operations Report** – Board Liaison Committee Reports are recommended to be given during Open session unless there are specific reasons, permitted by Texas Property Code Section 209, why a portion of the report should occur during Executive Session.

**Legal Updates** – Executive Vice President Koop 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 6:05 PM.



Kristen Vartian, Secretary

Sept. 23, 2021  
Date