

MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
September 23, 2021

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, September 23, 2021, at 6201 Virginia Parkway, McKinney, Texas 75071, and virtually utilizing Zoom (www.zoom.us, Meeting ID 812 9403 9457).

Directors Present

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

Management Present

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

Guests

Joe Closs, Homeowner (online)
Kay Mangham, Homeowner (online)
Trudy Cohen, Homeowner (online)
Patrick Szlachtowski, Homeowner (online)
Matthew Doak, Homeowner (online)
Howard Whiddon, Homeowner (online)
Charlie Weinberger, 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

There were no homeowners present.

RATIFY BOARD DECISIONS SINCE THE LAST MEETING

Director Norton made a motion to ratify:

- ☒ the approval of the August 26, 2021, Special Board Meeting Minutes
- ☒ the approval of the August 26, 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 – There were no items to discuss.

New Owner Welcome Brochure – Director Batson made a motion to table this topic until a new management company has been chosen. Director Buerkle seconded; the motion passed unanimously.

Paradiso Valle Sub-Association Guideline Update – Secretary Vartian made a motion to approve the Paradiso Valle sub-association guidelines as presented, with the notation to make sure all references to the Master Architectural Review Committee (MARC) are for transition to

the Modifications Committee (MC) only. Director Batson seconded; the motion passed unanimously.

Resolution: Bid Policy – Director Batson made a motion to approve the Bid Policy as presented in the board packet. Secretary Vartian seconded; the motion passed unanimously.

CMA Termination Agreement – President Dell’Antonia proposed due to an emergency created by the notice on Monday, September 20, 2021, by CMA termination of our management Agreement, request approval to add to our September 23, 2021, agenda under New Business and in Executive Session: Discuss and act on the termination of our Management Agreement by CMA. Director Batson seconded; the motion passed unanimously.

Discuss and Act on the Termination of Management Agreement – President Dell’Antonia made a motion to authorize the Board, under the direction of the President, to immediately begin a search for a new management company to replace CMA, which terminated the Management Agreement effective December 31, 2021. Director Batson seconded; the motion passed unanimously.

OLD BUSINESS

SB 1588 – Director Norton made a motion to add the Design Guidelines to the agenda to close out pending SB 1588 actions. Director Buerkle seconded; the motion passed unanimously.

Secretary Vartian made a motion to approve the Design Guidelines as presented in the packet along with these updates:

- Painted Brick – Second bullet point updated to read: Only homes that are entirely brick or brick with less than 15% Hardie Siding may be painted. Brick homes that include stone, stucco, EIFS, Hardie Board, etc. may not be painted.
- Security – Second bullet point updated to read: Security Cameras and Motion Devices – Cameras may be mounted on an owner’s home but may not be mounted on a shared fence. Cameras may not be pointed into or record activity in neighboring yards.

Director Thompson seconded; the motion passed unanimously.

Resolution: Updated Covenant Enforcement and Fining Policy – Director Norton made a motion to approve the Covenant Enforcement and Fining Policy as presented in the packet. Secretary Vartian seconded; the motion passed unanimously.

Resolution: Estate Sale – Director Batson made a motion to approve the Estate Sale Policy as presented in the packet. Secretary Vartian seconded; the motion passed unanimously.

Compliance Update – Compliance Supervisor (CS) Agnew, CMA, updated the Board regarding ongoing compliance issues. CS Agnew introduced Compliance Coordinator Avery Baril to the Board.

Landscape & Grounds Project Updates – Landscape & Grounds Manager Whetstone, CMA, discussed with the Board ongoing projects at Quail Creek and Melton Ridge.

Director Buerkle made a motion to approve Precision Fence and Deck to replace wood fencing for the next three years. The villages to be replaced in 2022 are Canterbury, The Enclave, Arbor Hollow, Briar Ridge, Meadow Ridge, and Bridge Point. Vice President/Treasurer Counts seconded; the motion passed unanimously.

Director Buerkle made a motion to approve the replacement of decomposed granite with sod and new irrigation at Stonebridge Plaza. Director Batson seconded; the motion passed unanimously.

Director Norton made a motion to approve the following projects to be completed in 2021:

- Glendevon Project
- Tree Installation
- Tree Removal

Secretary Vartian seconded; the motion passed unanimously.

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 – Director Buerkle made a motion to approve the following Board Guidelines or Policies as presented in the board packet:

- Application of Payments Policy – reviewed
- Payment Plan Policy – reviewed
- Supplier Insurance Guideline – reviewed
- Time Saving Guideline – reviewed, but will be brought back at a later meeting date to change management company information
- Collection Policy - reviewed

Director Norton seconded; the motion passed unanimously.

President Dell'Antonia made a motion to approve the Official SRCA Social Media Channels Guideline as noted in the packet. All access information as defined in the guideline are to be shared with the Board President, Board Vice President, and Communications Committee Liaison. Director Batson seconded; the motion passed unanimously.

Secretary Vartian made a motion to approve the following Board Guideline and Policy as presented in the packet with changes noted below:

- Appeals Policy
- Modification Committee Guidelines
 - Correct IV A. 1. (6) add the wording “or appeal” at the end of the first sentence
 - Fix headers

Director Batson seconded; the motion passed unanimously.

Board Liaison Committee Reports – Director Batson noted Courtney Huggins resigned from the Communications Committee.

Director of Operations Report – Executive Vice President Koop updated the Board regarding the Adriatica wall project.

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

ASSOCIATION REPORTS

Financial Report – Executive Vice President Koop presented the full financial report.

Strategic Plan – The Board updated #7 Governmental Issues.

EXECUTIVE SESSION CONVENED AT 4:22 PM

OPEN SESSION RECONVENED AT 5:56 PM

Summary of Executive Session

Foreclosure Report – The Board approved 00300200033 for Pre-Foreclosure. The Board denied 00300100042 and 003WR010217 for Foreclosure. The Board approved 00300580013 for Foreclosure.

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

The Board voted to deny 00300510038 fence application because it does not meet current Fencing Design Guidelines. Please have the homeowner verify fence plans meet all City of McKinney requirements.

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.

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

CMA Termination Agreement – The Board approved a negotiating Committee consisting of President Dell’Antonia, Vice President/Treasurer Counts, Director Batson, and attorney Steve Watten to identify, vet, negotiate and sign a contract with a new management company as quickly as possible.

ADJOURNMENT

The meeting adjourned at 5:56 PM.



Kristen Vartian, Secretary



Date