



**Stonebridge Ranch
Community Association, Inc.**

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**MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
November 18, 2021**

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, November 18, 2021, at 6201 Virginia Parkway, McKinney, Texas 75071. The meeting was also available virtually utilizing Zoom (www.zoom.us, Meeting ID 889 8184 4846).

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
Kelli Agnew, Recording Secretary, CMA

Guests

Karyn Bradley, CFO, CMA

CALL TO ORDER

President Dell'Antonia established quorum was met and called the meeting to order at 12:30 PM.

RATIFY BOARD DECISIONS SINCE THE LAST MEETING

Director Norton made a motion to ratify the approval of the October 14, 2021, Board of Directors Meeting Minutes. 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.

Board Guideline – Director Buerkle made a motion to accept the Board Guideline for Owners Attendance in Committee Meetings as presented in the packet. Director Batson seconded; the motion passed unanimously.

Resolution: 2022 Assessment Notification and Collection – Vice President/Treasurer Counts made a motion to accept the 2022 Assessment Notification and Collection as presented in the packet. President Dell'Antonia seconded; the motion passed unanimously.

OLD BUSINESS

Compliance Update – Compliance Supervisor Agnew, CMA, updated the Board regarding ongoing compliance issues.

Landscape & Grounds Project Updates – Executive Vice President Koop, CMA, discussed ongoing projects. Board requested Quail Creek dredging proposal needs to be cleaned up with all

details and add costs for sidewalk and sod minus payments made, plus 10% variance for unexpected costs to be sent to the Board of Directors for cyber vote, would like to ratify at the 12/9 Board meeting. Board requested a quote from Manders for tree removal in Melton Ridge common area to be sent to the Board of Directors for cyber vote, would like to ratify at the 12/9 Board meeting.

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

- Amenities Committee Guideline – reviewed
- Lake Usage Guideline – reviewed
- Swim Season Guideline - reviewed

Director Buerkle seconded; the motion passed unanimously.

Board Liaison Committee Reports – Director Buerkle made a motion to approve Linda Jo Rawlings as a committee member to the Landscape and Grounds Committee. Director Batson seconded; the motion passed unanimously.

Director Batson made a motion to approve Sally Huggins as a committee member to the Communications Committee. President Dell'Antonia seconded; the motion passed unanimously.

Director of Operations Report – Executive Vice President Koop reviewed a photo of the Melton Ridge completed work with the board for clarification.

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.

EXECUTIVE SESSION CONVENED AT 3:10 PM

OPEN SESSION RECONVENED AT 4:29 PM

Summary of Executive Session

Contracts – The Board voted to approve contracts with Bearfoot, Parrish, Precision Fence, Sunbelt, and Magnolia Fisheries with edits as presented by Attorney Pellar. These are carryover contracts not subject to competitive bid.

Insurance – The Board voted to approve insurance proposal by Scarbrough and Medlin Associates for policy term 11/19/21-11/19/22 Philadelphia Insurance Company Property and General Liability coverage. There were no competitive bids available even though they were solicited.

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

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.

ADJOURNMENT

The meeting adjourned at 4:40 PM.



Kristen Vartian, Secretary



Date