

MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
December 9, 2021

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, December 9, 2021, at 6201 Virginia Parkway, McKinney, Texas 75071. The meeting was also available virtually utilizing Zoom (www.zoom.us, Meeting ID 868 4530 0668).

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

Kelli Adams, Homeowner
Brian Millet, Homeowner (online)
Kelli Agnew, Compliance Supervisor, CMA

CALL TO ORDER

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

HOMEOWNER OPEN FORUM

Kelli Adams addressed the Board regarding an update to the Quail Creek dredging project. The Board informed Mrs. Adams the project should be underway shortly.

RATIFY BOARD DECISIONS SINCE THE LAST MEETING

Director Buerkle made a motion to ratify the approval of the November 18, 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.

Discuss Funding of 2021 R&R Commitments and 2021 Operating Supplies – Vice President/Treasurer Counts made a motion to allocate the additional funding needed to cover the 2021 R&R projects. Director Norton seconded; the motion passed unanimously.

Vice President/Treasurer Counts made a motion to close any 2021 Operating Surplus and move to Special Projects. Director Batson 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, updated the Board regarding the following projects: Cascades, Melton Ridge, Stonebridge Plaza, Crepe Myrtle and other tree installs, Paradiso Valle utilities, and Quail Creek.

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

- Usage of Board Room for Events – reviewed
- Inclement Weather for Social Events – reviewed
- Community Room Guideline and Form – updated

On page 1 of the Form, update the first sentence under ‘Description of Function’ to ***If applicable, describe food catering or music equipment you plan to bring-these items must be approved by Stonebridge Ranch Board of Directors or Management Representative before the event.* Director Norton seconded; the motion passed unanimously.

Board Liaison Committee Reports – Director Buerkle updated the Board regarding the Landscape and Grounds Committee officers:

- Chair - Mary Patrick
- Co-Chair Landscaping - Kevin LaMarca
- Co-Chair Hardscape - Gary Lauman
- Secretary - Michele Montgomery

Jim Moore will now be an alternate for at least six months.

Director of Operations Report – Executive Vice President Koop informed the Board of Directors of the recent repair of the Fire Suppression System in the Association Office. Board recorded an Action for GM to have full health assessment of the system to be completed in 2022. The Magnolia Fisheries quote for 2022 to shock the fish in Wellington Point and LaCima was handed to Director Norton. Fish count quote was authorized by Board to validate effectiveness of newly installed fish feeders at Big LaCima and Wellington Ponds. An email from the vendor voting site was sent to President Dell’Antonia for 2022. An update on the Adriatica wall project was shared.

The Board of Directors approved having wall plans drawn up for the Adriatica Wall project.

EXECUTIVE SESSION CONVENED AT 2:10 PM

OPEN SESSION RECONVENED AT 3:21 PM

Summary of Executive Session

Foreclosure Report – The Board approved Pending Foreclosure for accounts 00300120068, 00300210262, 00300380103, and 00300600127.

Landscape Contract – The Board awarded a three-year contract to Envision for landscaping in Area C beginning January 1, 2022.

Insurance – Terrorism – The Board approved both terrorism policies.

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.

Transition Discussion – Rob Koop answered several questions about delivery of certain documents to Grand Manors during the transition phase, specifically: CMA is maintaining a running list of requested appeals and this list will be delivered to GrandManors. CMA confirmed all owner notes and records will be delivered to GrandManors at year end. CMA confirmed all records associated with non-finalized ACC requests will be delivered to GrandManors by year end. CMA confirmed all open violation records will be delivered to GrandManors by year end. CMA confirmed latest version of all governance documents will be delivered to GrandManors including ones that were approved by Board that had minor edits that did not require a version increment or refileing with County. CMA agreed as part of the year end closing statements that they would be forwarding Income Statement and Balance Sheet in Excel format along with Income Trend Report to GrandManors. CMA agreed to provide Addendum billings report for December to GrandManors. CMA stated that any item generated specifically for SRCA is SRCA property and will be provided to GrandManors. CMA confirmed they will be forwarding all executed contracts within retention period to GrandManors.

The Board approved the contract with Cardinal Strategies and Iron Eagle to work on the dredging of Quail Creek Pond to begin as soon as possible.

ADJOURNMENT

The meeting adjourned at 3:24 PM.

Kristen Vartian

Kristen Vartian, Secretary

02/14/2022

Date

Signature: 
Kristen Vartian (Feb 14, 2022 11:20 CST)

Email: kvartian@stonebridgeranch.com