

MEETING MINUTES
STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
February 24, 2022

The regular meeting of the Board of Directors of Stonebridge Ranch Community Association, Inc. was held on Thursday, February 24, 2022, virtually utilizing Zoom (www.zoom.us, Meeting ID 849 6459 2321). All individuals listed below participated online due to inclement weather.

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

Chris Schappaugh, Executive Director, GrandManors
Lee-Yen Elliott, Executive Assistant, GrandManors
Scott Selman, VP of Onsite Management, GrandManors
Donn Gilray, Director of Accounting, GrandManors

Guests

Mack McCorkle, Homeowner
James Moore, Homeowner
Brian Millett, Homeowner
Jeffrey Laing, Homeowner
Jason Reed, Riddle & Williams
Steve Watten, Attorney
Connie Baxter, Lifestyle Director, GrandManors

CALL TO ORDER

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

HOMEOWNER OPEN FORUM

- Mr. Mack McCorkle addressed the Board regarding an online reservation system for tennis courts usage.
- Mr. James Moore addressed the Board regarding height of HOA fence replacement in his village.

CONSENT AGENDA

Director Buerkle made a motion to accept consent agenda as stated. Director Batson seconded; the motion passed unanimously.

OLD BUSINESS

Board Guideline Review – President Dell’Antonia made a motion to approve the following Current Board Guidelines or Policies as presented in the board packet:

- Conflict of Interest Policy – reviewed, no changes made.
- Casting Proxy Votes Assigned to Board at the Annual Meeting of the Association Guideline – updated with revisions.
- Legal Opinions Guideline– updated with revisions.

Director Batson seconded; the motion passed unanimously.

GM Administrative Team will review document management procedures for reviewed Board Guidelines and Policies.

NEW BUSINESS

Discuss and Act on Any Non-Confidential Items from Homeowner Open Forum – Lifestyle Director to review Tennis Courts Usage contracts and research options for online reservation system. Compliance Supervisor to review higher fence options brought to Board’s attention by Mr. Moore.

Review for Approval Bids for the Replacement of the Sand at the Beach Pool – Director Buerkle made a motion to approve Manders bid. Director Norton seconded; the motion passed unanimously.

Review for Approval Revised Payment Plan Policy and Payment Plan Request Form – Director Thompson made a motion to approve Payment Plan Policy and Request Form. Director Vartian seconded; the motion passed unanimously.

Review for Approval a Contract with Ring Central (Replace current Phones) – President Dell’Antonia made a motion to approve contract with Ring Central. Director Batson seconded; the motion passed unanimously.

Review for Approval an Update to the Bid Policy to Address Preferred Vendors – President Dell’Antonia made a motion to table items until next month’s meeting to finalize wording. Director Batson seconded; the motion passed unanimously.

Irrigation Report – Director Buerkle gave update on Irrigation System Upgrade of Pressure Regulated Sprinkler Heads and made a motion to spend \$752,586 to get project started. Director Vartian seconded; the motion passed unanimously.

ASSOCIATION REPORTS

Financial Report – Board requested to have the following items to be included in future Board Packets:

- Monthly collections percentages report
- Monthly payment plans status report
- Monthly financial investments report

EXECUTIVE SESSION CONVENED AT 2:30 PM

OPEN SESSION RECONVENED AT 5:55 PM

Summary of Executive Session

Transition Report – Board discussed with GrandManors transition status with regards to 2022 assessment collections, open violations, fines process, and Compliance Team staff update.

Review of Annual Meeting Presentation – Practice run scheduled for Tuesday, 3/15/22 at 6:30pm and Annual Meeting will be on Thursday, 3/17/22 at 6:30pm at Crosspoint Church.

Foreclosure Report – Riddle & Williams: no current actions needed from Board.

Information Only Report – Board reviewed Collections Report, Violation Report, Appeals Report (Board requested to add status of Board Level Fines to future reports), Project Reports.

Residents Petitions – There were no items to discuss.

Board Liaison Committee Reports – Board Liaisons reported on current and upcoming committee projects.

- Director Vartian reported on new approved volunteer for Modifications Committee, which will be sent out to Board for electronic vote.

Legal Update – Steve Watten is in contact with previous managements company’s counsel about missing documents from transition.

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

ADJOURNMENT

The meeting adjourned at 5:58 PM.

Kristen Vartian

Kristen Vartian, Secretary

Mar 11, 2022

Date

Signature: 
Kristen Vartian (Mar 11, 2022 16:05 CST)

Email: kvartian@stonebridgeranch.com