

StoneBridge Community Association, Inc.
350 StoneBridge Boulevard
Bossier City, Louisiana 71111
www.stonebridgeca.org

Homeowners Annual Meeting
THURSDAY APRIL 11, 2024
W. T. Lewis Elementary School
6:00 P.M.

1. Call to order
2. StoneBridge Community Association, Inc., is a non-profit small business which operates the homeowners association. The HOA Board is charged with the responsibility to enforce the rules governing our property standards, the use of the Common Area and facilities, and the personal conduct of the members and their guests. The Articles, Covenants and By-laws can be found at www.stonebridgeca.org. Particular attention should be given to parking on the street and fishing in the communal area ponds.
3. Review of last year's accomplishments:
 - Waterbury bridge fencing was replaced.
 - Eighty-four street light poles were painted.
 - Three new street signs were installed, multiple signs had new lettering installed.
 - The swim and tennis facility was painted inside and out.
 - The swimming pool was replastered with new tile around the waterline.
 - Two tennis courts were permanently turned into pickle ball courts.
 - Guard personnel were upgraded with a noticeable improvement in performance. However, if you feel they are falling short of your expectations, please contact any member of the Board.
 - Nonresident summer memberships raised \$24,200 in additional revenue.
 - The loan used to purchase the swim and tennis property has a remaining balance of \$51,669.07. It will be paid in full during the second quarter of 2025.
 - The message board at the entrance to Stonebridge is owned by the HOA. Initially it was used to notify the community of neighborhood events, meetings, welcomes, etc. Several years ago, the golf club asked to use it to post club activities. Considering the expense of operating our HOA, the Board felt it fair to request a monthly charge for use of the sign. In response, the golf club has removed its postings. The HOA will use the sign as originally intended.
 - Review of the financials for 2023 and the budget for 2024.
4. Spending Plan for Future
 - Previously announced plans to resurface the tennis courts have been put on hold until usage justifies the expenditure.
 - Consideration is being given to replacing the wooden fence that runs from the just past the guardhouse to the terminus of Modica Lott Road with permanent material.
5. Board nominations-the nominating committee did not identify any eligible nominees
6. Other topics
 - The owner of Stonebridge Golf Club, G2 Golf, LLC, (Eugene Ji), applied last month to the Bossier City Metropolitan Planning Commission, (MPC), to create a one lot subdivision on a portion of hole number 3

adjacent to the tennis courts to construct a private residence. The MPC will require Mr. Ji to apply to amend the original 1996 Planned Unit Development plan due to a change in open space and density. As part of this process, the MPC will send a notice to all forty homeowners located within three hundred feet of hole number 3. Mr. Ji would need 51% approval from those homeowners for his application to proceed with the MPC and then to a public hearing. Mr. Ji has requested an opportunity to present his proposal to the HOA at the annual meeting.

- StoneBridge Community Association, Inc. is one of the forty affected property owners and opposes the requested change.