

twenty years. He advised the Board that they specialize in Homeowner Association law. They are Board Certified in Residential and Commercial law. Their firm has fourteen paralegals who work more closely with owners than the attorneys. This is a cost savings to the Association as well as to the owner. He reviewed their philosophy of working as closely with owners as possible to keep costs down and to keep the matter out of court. They generally respond to calls within one business day. He reviewed their procedures for follow up on pending items. His firm provides a monthly status report; there is a minimal charge to the properties on the status report.

The Board asked questions related to the services offered. Mr. Holt reiterated that his firm will communicate to the Board and Management Company through the status report. They will seek approval for suits or other steps necessary. The Board thanked Mr. Holt for attending the meeting.

The second attorney to address the Board was Mandi Krasney with the Law Firm of Terry Sears. Their firm specializes primarily in Homeowners Association law. They are a small firm of two attorneys and three support staff. Being a smaller size affords them the ability to know their clients better. They work closely with homeowners to resolve issues without going to court. They provide a monthly status report at no additional cost. They advise of activity on the accounts and seek authorization for suits or other recommended action. They respond to calls within one to two business days, unless there is an urgent matter.

The Board asked questions related to the services offered. The Board thanked Mrs. Krasney for attending the meeting.

Mr. Cliff Davis of Butler & Hailey was the final attorney to meet with the Board. He reviewed their services. He noted that both Mr. Hailey and Mr. Butler are Board Certified in Residential and Commercial law. He has been with the firm for nine years. Their firm is set up in two divisions. This allows for all clients to have the ability to speak with an attorney if their regular attorney is not available. Mr. Davis reviewed their procedures for collections and deed restriction issues. They provide a status report every other month at no charge to the Association. The status report provides the activity on each account and a request for authorization on recommended steps. Corporate matters, such as deed restriction opinions, are handled by Mr. Hailey. He noted that the current legislative session is busy and their firm anticipates some changes to the laws. Two changes may be the discontinuance of non-judicial foreclosures (some Associations have that right in the documents) and the discontinuance of suspension of voting rights of delinquent owners.

The Board asked questions related to the services offered. Mr. Davis was thanked for his attendance at the meeting.

MINUTES:

The minutes of the March 17, 2009 Board Meeting were reviewed. The Board requested that "homeowners" be noted as present, even if names are not listed. The February Minutes were corrected for the website to show that Director Wisneski was not President. They asked that the original February Minutes be corrected as well. A motion was made by Director Weider to approve the minutes as corrected. The motion was seconded by Director Armour and passed unanimously.

LANDSCAPE/IRRIGATION REPORTS:

Mrs. Hooper presented the Tree bids. She recommended hiring Texas Tree for the work. They have worked for Providence in the past and their bid was reasonable. They recommend removing five Bradford Pear trees, which are close to the end of their life cycle. They also recommended removing a Water Oak. After some discussion, Director Weider motioned to approve the bid from Texas Tree in the amount of \$2,679.19, including the removal of the trees as recommended. The motion was seconded by Director Armor. The floor was opened for discussion. Director Papendick noted that he would like to see the trees before approving the bid. There was no other discussion and the motion was put to vote. The motion passed with four Board Members voting in favor of the bid and one in opposition.

FACILITY REPORTS:

The Pool registration process was discussed. A packet will be available for owners to pick up; it will include pool rules, pool schedules, tennis court rules and park rules. The form will be finalized this week. Mrs. Hooper asked about making copies of the old Welcome Packet information, including an ACC form. The Board agreed that the information will be helpful to owners. Mrs. Hooper will have copies made.

The side gate to the pool remains locked unless in use by the Landscape Company. It will be checked to conform to the law, which requires a self-closing, self-latching gate.

Mrs. Hooper will obtain bids to add an emergency phone accessible from outside the pool fence to conform to state law.

Trash cans are placed at the entry to the clubhouse after the trash is picked up. This is unsightly and the Board will consider alternative ways of moving the trashcans to the pool area. There will be a bit of a reprieve in the summer when the pool is open.

The Landscape Company has provided a bid for installing "kiddie mulch" at the park. The cost quoted is \$1,700.00. The board approved this expense. It was noted that long term ant control needed to be spread at the park. It should be safe for playgrounds, etc. There was also a bid to install mulch to the beds, entries, monuments and cul-de-sacs at the cost of \$700.00. The Board approved the work.

Volunteers will be called to put shingles on the roof of the structure at the playground.

The schedule for pool registration was finalized. Supplies will be ready, including keys and money to make change. SCS will send an updated ownership report to the Board on Thursday or Friday.

The Tennis Court fence repair bids were reviewed. The Board awarded the bid to The Guerra Group for a cost of \$650.00.

The CAMI Report was put on hold due to the time constraints. It will be reviewed in the May Board meeting.

Directors Haynes and Weider will look at bank C.D. rates for money placement in the next few weeks.

ACTION ITEM LIST:

The Board reviewed and updated the Action Item List. The board authorized signs for the entrances.

DEED RESTRICTIONS / ACC REPORTS:

The Board Referral List was reviewed. Two violations were cleared, one new violation was noted and a letter will be sent. Three violations will be sent another Notice of Non-Compliance.

Director Armour submitted a list of houses with cars illegally parked. It was noted that the Association cannot control the direction of parked cars, but can send letters requesting that the cars park legally. A note will also be put in the newsletter.

There were no ACC applications for Board review at the meeting.

CRIME WATCH:

There was some discussion over issues in the neighborhood.

NEW BUSINESS:

A group of owners have asked for permission to organize a Splash Day and a July 4th Parade. The Board authorized a budget of \$500.00 per event.

It was noted that the graffiti was removed from the playground equipment.

The Board was asked to review the attorney information and think about the presentations for discussion in the May meeting.

ADJOURNMENT:

There was no further business to come before the Board and the meeting adjourned at 10:00 PM.

Sandra Wedge
Attest

5/19/09
Date

[Signature]
Attest

5/19/2009
Date