

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, June 15, 2010

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, June 15, 2010, at the Providence Clubhouse, located at 9114 Woodleigh Drive, Houston, Texas 77083. Director Armour called the meeting to order at 7:33 PM and quorum was established.

Present: Tommy Armour, President
Kelly Davis, 2nd Vice President
Susan Wisneski, Secretary
Bridgett Cummings, SCS Management Services

Absent: Paul Pruitt, 1st Vice President
Sandra Weider, Treasurer

Homeowners & Guests: As listed on attached sign-in sheet

GUESTS TO ADDRESS THE BOARD:

Sheryl Keeling, resident, presented the signed contract for the improvements to the playground and walking paths at Arizona Fleming Elementary. The Board of Directors previously approved a \$1,000.00 donation to the school for the project. The donation was pending a signed contract for the project and will now be released.

Frank Lewis, 8727 Rocky Valley, addressed the Board regarding a pending architectural control application to replace his roof. Mr. Lewis submitted the application at the office of SCS Management on Friday, June 11, 2010. Director Armour explained the approval process and assured Mr. Lewis he would receive a response in a timely manner.

Frank Redix, 9202 Chesney Downs, requested an update on the burned house at 14815 Charlmont. Mr. Redix lives directly behind the house and stated that due to the growth in the back yard there are varmints coming into his yard. The Board explained the ongoing letter writing campaign and reviewed some of the responses they have received.

Debbie Hooper, resident and website volunteer provided several resident requests requiring attention from the Board of Directors.

MINUTES:

The minutes of the May 18, 2010 Board of Directors meeting were reviewed and approved by unanimous consent.

COMMITTEE REPORTS:

Director Wisneski submitted receipts for reimbursement for purchase of forty (40) knock out roses, which Green Thumb Landscaping has already planted at both main entrances. New irrigation is being installed to ensure adequate watering of the new installations. Director Wisneski reported the toilet fixed in the clubhouse and Director Armour reported the light bulbs changed.

Director Davis reported problems with the lifeguards such as horseplay and foul language. There have also been issues with the rule regarding guests. All members ages 10 and over are allowed to bring two guests. The pool company expressed concerns about the number of visitors in the pool and number of guards on duty. The Board of Directors will address the issues with the pool manager. Two make up days were held for facility passes. No more passes will be given. Director Davis gave one check to Ms. Cummings to deposit and the

remaining facility pass funds were given in cash to Director Wisneski to pass on to Director Weider.

FINANCIAL REPORT:

Ms. Cummings reported a 95% collection rate for current year assessments and a 105% collection rate for total income budgeted. The expenses incurred are at 48% of that budgeted and the total cash on hand is \$390,000.00. All financial information is current as of May 31, 2010.

MANAGEMENT REPORT:

Action Item List: The action item list was reviewed. Ms. Cummings reported letters being sent to all vendors notifying them of changes amongst Board members.

CAMI: The CAMI report was reviewed.

DEED RESTRICTION/ACC REPORT:

The Board Referral list was tabled. Three architectural review applications were approved and submitted.

LEGAL STATUS: The legal status report noted ten accounts paying through approved installment plans and one account currently on hold. The Association has two properties posted for foreclosure in July and another scheduled to be posted in August.

OLD BUSINESS:

Several entities have responded to the letters regarding the burned house at 14815 Charlmont. The responses were reviewed and will be further considered.

NEW BUSINESS:

Painting of the tennis court light poles was tabled. Liz Toomey, resident and clubhouse coordinator, will purchase a new table to replace one that has broken and will also change the code to enter the clubhouse.

No meeting will be held in July.

ADJOURNMENT:

There was no further business to come before the Board and the meeting adjourned at 8:45 PM.

Attest

Attest

9/21/10

Date

9/21/10

Date