

**PROVIDENCE COMMUNITY ASSOCIATION, INC.**  
**Regular Meeting of the Board of Directors**  
**Tuesday, July 17, 2012**

The monthly meeting of the Providence Community Association Board of Directors was held on the above date at the Providence Clubhouse, located at 9114 Woodleigh Drive, Houston, Texas 77083. The meeting was called to order at 7:33 PM and quorum was established.

**PRESENT:** Kelly Davis, President  
Kip Martin, 1<sup>st</sup> Vice President  
Myra Alderete, 2<sup>nd</sup> Vice President  
Matthew Kearns, Secretary  
Sandra Weider, Treasurer  
Bridgett Hicks, SCS Management Services

**MINUTES:**

The minutes of the monthly Board meeting held on June 19, 2012 were approved as presented after motion from Director Weider and second from Director Davis. All were in favor.

**COMMITTEE REPORTS:**

**Landscape/Irrigation** – Director Davis reported an irrigation leak in the park. Sunshine Irrigation has been notified.

**Clubhouse** – Director Davis noted the clubhouse still in need of cleaning, including the sound walls. Ms. Hicks will contact the clubhouse coordinator.

**Pool** – Director Davis reported vandalism at the pool. One of the items vandalized was the microwave. Director Alderete made a motion to replace the microwave. Director Davis seconded the motion. All were in favor.

**Burned House** – The Board reported the lawn maintenance up to date on the burned house; however, the extent of work done to the house overall has not yet been determined.

**TREASURER REPORT:**

Director Weider presented the financial report noting a collection rate of 95% for 2012 assessments as of June 30, 2012. Expenses incurred as of the same date were 43% of that budgeted for the year. The Association has a total cash on hand amount of \$358,850.

**MANAGEMENT REPORT:**

The action item list was reviewed. Director Martin reported a meeting scheduled with Inland Electric to address the electrical problems throughout the community. The CAMI Report was reviewed. New items noted include issues in both the men's and women's pool restrooms.

**DEED RESTRICTIONS / ENFORCEMENT ACTIONS**

The Board Referral List was discussed. The Board authorized an attorney demand for one property with multiple violations.

**ATTORNEY STATUS / LEGAL PROCEEDINGS:**

The attorney status report was reviewed. No action was required.

**NEW BUSINESS:**

The CPA Review of the 2011 financial statements was presented to the Board in written format. The findings were that all procedures are in accordance with generally acceptable accounting practices.

The Board discussed the renewal contract with SCS Management Services. Director Davis made a motion to

renew the contract. Director Kearns seconded the motion. All were in favor.

**ADJOURNMENT:**

There was no further business to come before the Board the meeting adjourned at 9:00 PM.

Kelly Davis  
Attest

9/18/12  
Date

Sandra Wedza  
Attest

9/18/12  
Date