

**PROVIDENCE COMMUNITY ASSOCIATION, INC.**  
**Regular Meeting of the Board of Directors**  
**Tuesday, March 19, 2013**

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 7:28 p.m. with quorum established.

**PRESENT:**

Kelly Davis, President  
Paul Weider, 1<sup>st</sup> Vice President  
Pat Walters, 2<sup>nd</sup> Vice President  
Sandra Weider, Treasurer  
LaVerne Younger Secretary  
Terrie Brown, SCS Management Services

*\*\*Directors Paul and Sandra Weider left at approximately 8:20 pm\*\**

Director Davis motioned to change the order of the meeting agenda to accommodate Directors Paul and Sandra Weider who needed to leave the meeting early. Director Younger seconded the motion. All were in favor.

**TREASURER REPORT:**

Director Weider reviewed the February 28, 2013 financials reporting that the association was 97% collected for 2013 assessments, 82% collected on total income and 7% on expenses incurred.

**DEED RESTRICTIONS / ENFORCEMENT ACTIONS**

*Board Referral List*

The Board Referral List dated March 6, 2013 was presented and reviewed. Director Weider motioned to approve all action taken. Director Davis seconded the motion. All were in favor.

*Action Item List*

The current action item list was provided and reviewed in detail. Several items were cleared and removed from the list.

Director Davis reported that she had met with representatives from Spark Lighting receiving two bids – one for 19 tennis court lights and two (2) lights in the pool area at a cost of approximately \$35,000.00 and one for seven (7) park lights at a cost of approximately \$42,000.00. Discussion followed. Director Davis motioned to table any decision until further information could be obtained. Director Younger seconded the motion. All were in favor.

Director Davis motioned to set aside \$250.00 to purchase spare bulbs for the clubhouse. Director Weider seconded the motion. All were in favor.

Director Walters reported that she had submitted all information to the adjustor in reference to the fire at the pool house.

Director Davis motioned to approve the proposal submitted by Aquatic Advisors for joint sealer on the pool deck in the amount of \$5,745.00. Director Weider seconded the motion. All were in favor.

Pool registration was briefly discussed Director Davis will contact Ms. Brown from SCS Management to set up pool registration dates.

**GUESTS TO ADDRESS THE BOARD:**

Mr. John Buhner with the Kingsbridge MUD stated that although they were close to starting the work on the storm water/sewer improvements, no start date had been given.

Mr. Buhner did state that the MUD had selected a new waste services provider, Best Trash. There will be two service days per week and one recycling day. Discussion continued.

Mr. Wayne Chandler questioned whether the board had discussed delivery costs for the newsletter. Director Davis stated that board had not forgotten his request however would not be discussing it at this meeting.

Mr. Tony Canela questioned when the tennis court lighting would be repaired and requested zip ties and trashcans for the court. Discussion followed.

**MINUTES:**

The minutes of the monthly Board meeting held on February 19, 2013 were approved without correction after a motion from Director Davis and second from Director Younger. All were in favor.

**COMMITTEE REPORTS**

Landscape

Director Davis reported that Green Thumb Landscaping's contract had been renewed for an additional two (2) years. She also reported that Pedro had begun installing mulch to the common areas and was to install "kiddy cushion" to the park area.

Director Davis motioned to approve spending up to \$1000.00 for new color installation at the community entrances. Director Younger seconded the motion. All were in favor. Mr. Marcel Massuda will work with Director Davis and Pedro on choosing new plants/flowers for planting.

Clubhouse

Director Davis stated that they needed to get Ms. Toomey to redo the door codes for the Kingsbridge MUD as they were not working.

Pool

Director Davis reported that she had spoken with Ms. Rachel Morant with Aquatic Advisors and they were working on the pool, preparing it for opening day, lights in the pool will be up and running.

Director Davis announced that the association had a major issue in that charging guests to use the pool may change their status and force them to become ADA compliant needing to install a chair lift. There was continued discussion, Director Davis motioned to set up a committee to investigate this information and report back to the board. Director Younger seconded the motion. Mr. Jim White and Mr. Steve Jacobs will do the research.

Crime Watch

Although discussion was tabled, Director Davis reported that there had been two (2) more recent break-ins.

**ATTORNEY STATUS/LEGAL PROCEEDINGS**

With the exception of one property, no action was needed. Director Davis motioned to table the decision. Director Younger seconded the motion. All were in favor.

There was discussion in reference to checks for clubhouse rental returned NSF. Decision was made to send a letter to the two residents letting them know that in order to receive their pool passes they must send payment in full on the NSF checks.

**ADJOURNMENT:**

There being no further business to come before the Board, Director Davis motioned to adjourn the meeting. Director Walter seconded the motion. All were in favor, meeting adjourned at 8:56 PM.

*Kelly Davis*

Attest

*4-16-13*

Date

*Jay Fern Younger*

Attest

*4/16/13*

Date