

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, April 16, 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 7:30 p.m. with quorum established.

PRESENT:

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

GUESTS TO ADDRESS THE BOARD:

Mr. Kurt Hall and Mr. Wiley Anderson from Spark Lighting were in attendance to present their proposal for LED lighting to various areas within the community. After a brief review, Director P. Weider requested a caliper report and questioned the amount of lumens' being used. Director P. Weider will work with Mr. Hall to update the proposal. Topic will be discussed again at the May board meeting.

Due to the amount of items to be covered Director Davis motioned to change the order of the meeting agenda. Director S. Weider seconded the motion. All were in favor.

There was a brief discussion with Mr. Wayne Chandler, editor of the Providence Plum. Director Davis stated that the process in contacting the board was to contact Ms. Hooper at the pca77083@yahoo.com address. She would forward the emails to the board, the board would respond back to her and she would in turn respond back to the individual who originally sent the email.

After continued discussion Director S. Weider motioned to stop all funding for the newsletters effective July 1, 2013. Director P. Weider seconded the motion. All were in favor.

Mr. John Buhner with the Kingsbridge MUD was in attendance to update the board on the drainage work status. Mr. Buhner stated that the striping was done and flags placed. Stanbridge and Woodleigh would be the starting point for the work.

Discussion followed in reference to the need for a legally binding agreement with T Construction with a terminal event noted. Director Davis will contact Mr. Rangel with T Construction to obtain such agreement and forward to the board.

MINUTES:

Director S. Weider motioned to approve the minutes of the monthly board meeting held on March 19, 2013 without correction. Director Davis seconded the motion. All were in favor.

Director S. Weider requested that a "P" and/or "S" be inserted in the minutes to differentiate between the motions and/or discussions of the two Weiders during the meeting.

TREASURER REPORT:

Director Weider reviewed the March 31, 2013 financials reporting that the association was currently 89% collected for 2013 assessments, 87% collected on total income and 12% on expenses incurred.

COMMITTEE REPORTS:

Landscape

Director Davis reported that she had met with Pedro from Green Thumb Landscaping and had instructed him to replant and move around the existing bushes/plants to fill in the gaps. After doing this only one (1) additional bush was needed. She also reported the irrigation was not working correctly with five (5) heads missing and approximately four (4) to five (5) not spraying at all. Sunshine Irrigation and Green Thumb Landscaping are to work together to correct the current issues. Discussion continued in reference to several other areas in need of attention.

Pool

Director Davis reported that Champions Restoration was currently working on the pool building and it was looking good. She also stated that she had requested that they remove the "old" refrigerator from its current location and replace it with the newer refrigerator. Because the older refrigerator is smaller than the new one, they will have to sand down and/or remove some of the framing for the new one to fit in the location. All were in agreement.

Director S. Weider reported that she had canceled the DSL for wifi on the current phone contract. If the board was interested in having wifi it would be \$100.00 for installation and \$45.00 per month. After discussion Director Davis motioned to have the new wifi connected and maintained. Director Younger seconded the motion. All were in favor.

Director Davis will purchase lockboxes for the pool, no dollar amount was given.

Pool registration days were discussed. Director Davis stated that the dates had to be changed. Dates were discussed and adjusted. There was further discussion referencing pool passes and the number of passes distributed per household, decision was made that households over the amount of six (6) residents be required to provide proof of residency for each resident, school age to college age.

Director Davis motioned to purchase new signs (pool rules and registration) for the pool with a limit of \$1000.00. Director Younger seconded the motion. All were in favor.

Mr. Steve Jacobs reported his findings stating that from the information he found the association would not be required to become ADA compliant even though they charged \$1.00 to guests for use of the pool.

Tennis Court

Director Walters reported that she had purchased the trashcans and zip ties for the tennis court. Director P. Weider also purchased zip ties and a gun for installation of the ties. Director P. Weider will contact the resident who volunteered to install the zip ties.

There was discussion in reference to distribution of tennis court keys. Director Davis stated that she had increased the cost of the keys from the original \$6.00 to \$8.00 on the pool pass information sheet.

Director S. Weider motioned to purchase approximately 100 new keys for the tennis court, distributing only one (1) key per household for those that register for a key. Director Davis seconded the motion. All were

in favor.

Director Davis motioned that cost for replacement keys for the tennis court be \$20.00. Director Younger seconded the motion. All were in favor.

PCA Phone Lines

There was a brief discussion in reference to several calls received and how they should be handled.

In reference to the lease agreement for T Construction Director Davis motioned that if Director P. Weider was in agreement to the lease (to be provided) that Director Davis could sign off on it. Director Younger seconded the motion. Motion passed.

MANAGEMENT REPORT

Action Item List

The current list was provided and reviewed. Several items were completed and will be removed.

CAMI REPORT

The report dated April 5, 2013 was presented and reviewed. Director Davis will contact the pool company about all items listed referencing the pool.

DEED RESTRICTIONS / ENFORCEMENT ACTIONS

Board Referral List

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

ATTORNEY STATUS/LEGAL PROCEEDINGS

Ms. Sullivan gave a brief review of the status report stating that with the exception of one property, no action was needed.

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 9:15 PM.

Attest Kelly Davis

Date 5/21/13

Attest Sandra Weidze

Date 5/21/13