

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, June 18, 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. Director P. Weider called to order at 7:32 p.m. with quorum established.

PRESENT:

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

GUESTS TO ADDRESS THE BOARD:

A resident from the 15000 block of Havenridge addressed the board in reference to fees charged to his account. Director Davis thanked the resident for attending, stating that Ms. Sullivan would be contacting him in writing of the board's decision.

Ms. Jennifer Clement addressed the board suggesting the pool registration process be looked at and changes considered to make it more efficient. Discussion followed with the board explaining the current process and why it was set up that way. Director Davis motioned to set up a committee to review and make suggestions on a new plan for registration. Those interested in joining the committee were Director Younger, Director Davis, Director Walters, Ms. Sylvia Martinez and Ms. Jennifer Clements.

Mr. John Buhner of the Kingsbridge MUD stated that the drainage work had begun and seemed to be running smoothly. Director Davis reported that construction trucks had been seen speeding through the community and that a resident had complained that trees on his property had been damaged due to the work. Mr. Buhner stated that those experiencing any type of problem due to the work should contact Mr. David Miller of Miller & Associates.

A resident on the 15000 block of Delbarton was in attendance to discuss a situation that recently occurred at the pool. Director Davis explained the situation and stated the association's stance. After further discussion Director Davis motioned to restore pool privileges with the promise that the situation would not happen again.

MINUTES:

The minutes of the monthly Board meeting held on May 21, 2013 were approved with correction after a motion from Director S. Weider and second from Director Davis. All were in favor.

Correction – Spelling of Director Walter's name (change from Walker to Walters) and changing Kearn to Walter's in the adjournment section.

COMMITTEE REPORTS

Landscape/Irrigation

Director Davis reported that the disagreement between Greenthumb Landscaping and Sunshine Irrigation continued in reference to irrigation at the Charlmont entrance not working properly causing the plants to die.

Clubhouse

Director Davis reported that no bid had been received to paint the clubhouse as of yet.

Parks and Playgrounds

Director P. Weider reported that he is continuing to research lighting for the area however had been unable to get in contact with anyone at Inland Electric. He also stated he was considering contacting Ranger for a proposal for a new type of lighting that is reported to be "vandal proof".

Pool

Director Davis stated that with the exception of the one altercation discussed, the pool was running smoothly. Director P. Weider motioned to install a second lockbox at the pool. Director Davis seconded. All were in favor.

Tennis Court

There was discussion in reference to repairing the lock on the tennis court gate as well as the possibility of turning part of the tennis court into a basketball court. No decision was made.

Crime Watch

Director Davis reported that there had recently been three (3) robberies within the community.

TREASURER REPORT:

Director S. Weider presented the financial report stating that with \$174,468.33 the association was 95% collected for 2013 assessments as of May 31, 2013. Expenses incurred as of the same date were 31% of that budgeted for the year.

MANAGEMENT REPORT

Ms. Sullivan gave a brief review of the June 2013 Management Report stating that the next step in the collection process was to file liens on delinquent accounts. This process will be done by the associations attorney individually as each account is processed.

Action Item List

The current action item list was provided and reviewed in detail.

There was discussion concerning the pool rules sign. Director Walters stated that per Red Cross standards the lettering on the sign should be 1" in size. Director Weider and Director Davis explained that although the Red Cross guidelines were good to follow the pool was not certified by Red Cross therefore not required to follow their standards.

Director Walters stated that she had purchased the no trespassing signs however had not had a chance to have them hung at the pool.

Director Davis stated she had contacted AAA Plumbers to come check the drinking fountains however no one had been out yet.

Director Davis suggested the board consider installing an alternate pump system to clean the far corner of the pool. After a brief discussion it was determined that this action will be done after the 2013 pool season.

CAMI

The June report was presented and reviewed.

DEED RESTRICTIONS / ENFORCEMENT ACTIONS

Board Referral List

The Board Referral List dated June 6, 2013 was provided and reviewed. One property was approved for legal action. Various violations were cleared, one recycled. Director Davis motioned to approve all action taken. Director Younger seconded the motion. All were in favor.

ATTORNEY STATUS / LEGAL PROCEEDINGS:

The current Attorney Status Report was provided and reviewed. Ms. Sullivan gave an overview of the report stating that there were approximately five (5) properties on installment plans, two (2) in foreclosure, two (2) in lawsuit, five (5) in bankruptcy and two (2) that have recently closed.

Director P. Weider motioned to decline the request for waiver on a property on the 14,800 block of Earlswood. Director Younger seconded the motion. All were in favor.

ADJOURNMENT:

There being no further business to come before the Board, Director Davis motioned to adjourn the meeting. Director Walters seconded the motion. All were in favor, meeting adjourned at 9:05 PM.

Executive Session

The Executive Session the meeting was called to order at 9:06 pm.

Director P. Weider motioned to approve the request for waiver made earlier in the meeting by a guest resident. Director Davis seconded the motion. All were in favor.

There was a brief discussion in reference to a situation at the pool concerning lifeguards.

ADJOURNMENT:

There being no further business to come before the Board, Director Davis motioned to adjourn the meeting. Director Walters seconded the motion. All were in favor, meeting adjourned at 9:15 PM.

Kelly Davis

Attest

7/16/13

Date

James Younger

Attest

7/16/13

Date