

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, September 17, 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 Davis called the meeting to order at 7:25 p.m. with quorum established.

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

ABSENT: Paul Weider, Vice President

GUESTS TO ADDRESS THE BOARD

One resident was in attendance just as a guest. Director Kelly reported that there may be another resident coming in reference to receiving her facility passes and explained the situation.

MINUTES

The minutes of the monthly Board meeting held on July 16, 2013 were approved with correction after a motion from Director Davis and a second from Director Younger. All were in favor. Correction to spelling of Knightsway as one word.

COMMITTEE REPORTS

Landscape/Irrigation

Director Davis gave a brief review on landscaping stating that it seems to have improved however the irrigation was still missing in some areas.

Clubhouse

No report given.

A resident living on Chesney Downs arrived and requested to address the board in reference to his property. Information was handed out to the board as well as Mr. Buhner with the Kingsbridge MUD concerning the current work by the MUD district and the affect it was having on his property.

A resident living on Berkshire Green also arrived and requested to address the board. The resident stated she had a confrontation with Director Davis and her facility passes were taken and she didn't understand why. Director Davis explained the situation.

Pool

Director Davis reported that there were some ongoing issues with the pool. Director Davis will contact the pool company to discuss.

Tennis Court

There was a brief discussion in reference to redoing the tennis court floor. Ms. Sullivan will send some contact information she has to the board.

TREASURER REPORT

Director S. Weider presented the financial report stating that with \$179,724.25 the association was 98% collected for 2013 assessments as of September 30, 2013. Expenses incurred as of the same date were 55% of that budgeted for the year.

MANAGEMENT REPORT

Ms. Sullivan gave a summarized review of the September 2013 Management Report.

Action Item List

The current action item list was provided and reviewed.

CAMI

There was a brief review of the September 6th CAMI Report.

DEED RESTRICTIONS / ENFORCEMENT ACTIONS

Board Referral List

Due to Director P Weider's absence the referral list was not reviewed.

ATTORNEY STATUS / LEGAL PROCEEDINGS

The current status report was reviewed. One property was authorized for Expedited Foreclosure Suit. Ms. Sullivan was instructed to send correspondence to two (2) other residents as a "last chance" effort to collect funds prior to filing suit.

OLD BUSINESS

Community Lights

No discussion.

NEW BUSINESS

2014 Budget & Assessment Rate

The 2014 preliminary budget was presented and reviewed. Further discussion will be held at the October meeting.

Pool Water Fountain

Several water fountains within the community were discussed. Director Davis will call and have only the pool fountain repaired at this time.

Meeting Notice

Ms. Sullivan presented a meeting notice questioning what exactly is to be sent to be put on the website. Director Davis will speak with Ms. Hooper who handles the community website.

New Legislation

Ms. Sullivan presented the board with information for their board books listing out the legislation passed as of September 1, 2013. Each section was reviewed.

ADJOURNMENT

There being no further business to come before the Board, Director Davis motioned to adjourn the meeting. Director Younger seconded the motion. All were in favor, meeting adjourned at 8:37 PM.

EXECUTIVE SESSION SUMMARY

The clubhouse administration was discussed. All were in agreement that the board should manage it to get a better understanding of the process and to set better guidelines in place. Director Davis will manage the clubhouse from September through January.

Kelley Davis

Attest

10/15/13

Date

Jay Eric Younger

Attest

10/15/13

Date