

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, October 21, 2014

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 7:27 p.m., quorum was established.

PRESENT:

- Kelly Davis, President
- Rob Findlay, Vice President
- Laura Dawson, 2nd Vice President
- Sandra Weider, Treasurer
- LaVerne Younger, Secretary
- Terrie Sullivan, SCS Management Services

GUESTS TO ADDRESS THE BOARD

Mr. John Buhner from the Kingsbridge MUD was in attendance stating that SEAL Security has been patrolling the area for approximately one month now. There was continued discussion in reference to the patrol.

MINUTES

Director Davis motioned to approve the September 16, 2014 General Session minutes with several minor changes. Director Weider seconded the motion. All were in favor.

COMMITTEE REPORTS

Landscape

Director Dawson stated there was no action being taken at this time with landscaping.

Parks & Playgrounds

Mr. Paul Weider stated that he had sent out detailed lighting information to three companies however had not heard anything back as of yet.

Tennis Courts

Director Dawson stated that although the ~~lights~~ ^{wind screens} were down the lights were now working and that the timer had been replaced.

An invoice for warranty work on the lighting and other misc items by CL Sports was provided and reviewed. After discussion, due to the nature of the work Director Dawson motioned that the invoice not be paid. Director Younger seconded the motion. All were in favor.

PCA Phone Line

Director Younger reported that out of six (6) calls only one was in reference to the community.

Pest Control

Director Dawson motioned to continue the mosquito fogging for one additional month. Director Davis seconded the motion all were in favor.

Clubhouse

Director Davis stated that Ms. Liz Toomey has agreed to continue working with the clubhouse through January 2015.

Pool

Director Davis reported that when the pool closed for the season, the pool company stored the chairs in the wrong location, therefore had to move them. She also noted that after several years, the coke machine has been removed from the property.

Director Davis will contact Ms. Moran with Aquatic Advisors in reference to the condition of the pool area was left at closing of the season.

Crime Watch

Mr. Weider reported that there had been an attempted break in however a teenager mowing a lawn nearby saw the person enter the back yard and heard the breaking of the window. The teenager chased the suspect and was able to stop the break in.

TREASURER REPORT

Director Weider presented the financial report noting a collection rate of 98% for 2014 assessments as of September 30, 2014. Expenses incurred as of the same date were 89% of that budgeted for the year. The Association has a total cash on hand in the amount of \$274,898.68.

MANAGEMENT REPORT

Ms. Sullivan gave a brief review of the October Management Report reviewing the association's collection status.

Action Item List

The current action item list was provided and reviewed.

Director Davis presented an updated bid from Al Handyman Service & Contractor, stating as mentioned last month, the contract was grossly underbid. After reviewing the updated proposal Director Davis motioned to approve the new proposal. Director Younger seconded the motion. All were in agreement, motion passed.

DEED RESTRICTIONS/ENFORCEMENT ACTIONS/ACC Report

The October 1, 2014 referral list was presented and reviewed, no action was taken.

ATTORNEY STATUS / LEGAL PROCEEDINGS

The status report was provided and reviewed. Director Weider motioned to approve action taken. Director Findlay seconded the motion. All were in favor.

OLD BUSINESS

2015 Budget

The 2015 preliminary budget was reviewed and several changes were made. The budget was approved with changes.

Director Davis motioned to purchase a new printer and camera for use in pool registration. Director Dawson seconded the motion. All were in favor.

NEW BUSINESS

Engagement Letter – Kevin McKenna

Director Weider motioned to approve the engagement letter for a "Review" of the 2014 financials at a cost of \$1400.00. Director Findlay seconded the motion. All were in favor.

Annual Meeting

The upcoming annual meeting was briefly discussed; three positions will be up for renewal.

ADJOURNMENT:

There being no further business to come before the Board, Director Davis motioned to adjourn the meeting. Director Dawson seconded the motion. All were in favor, meeting adjourned at 8:34 PM.

Kelly Davis
Attest

11/18/14
Date

Jay Ernie Younger
Attest

11/18/2014
Date