

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, March 17, 2009

The monthly meeting of the Board of Directors was held Tuesday, March 17, 2009, at the Providence Clubhouse. Director Huss called the meeting to order at 7:35p.m.

Present: Michael Huss, President
Tommy Armour, Vice President
Sandra Weider, Treasurer
George Haynes, Secretary
John Papendick, Director
Belinda Robinson, SCS Management Services

Homeowners & Guests: Derek Peterson, Sweetwater Pools
Rachael Morant, Quality Aquatics Pool Management
Jeff Seabolt, Aquatico Pool Management, Inc.
Homeowners
Paul Weider

Quorum was established.

HOMEOWNERS/VISITORS TO ADDRESS THE BOARD

A Homeowner requested the status of the burned house on Charlmont. Mr. Weider discussed options that can be taken. Mrs. Robinson advised the Board of the option to exercise their rights for a 10-day written "Notice of Trespass" onto property to have property secured. After discussion, the Board unanimously agreed to send the 10-day written "Notice of Trespass" and as soon as the time frame was met to immediately have the property secured.

A Homeowner requested status of home on Havencrest with dumpster I driveway. Director Huss advised they are being sited.

Director Huss stated the Board of Directors is still in process of reviewing the fining issue on repeat defenders.

A Homeowner stated she would like a new smaller trashcan. Mrs. Robinson advised her to contact Kingsbridge MUD.

Director Huss discussed email from Debbie Hopper regarding pool registration. Director Huss stated Debbie Hopper suggested having a handout at pool pass registration. After a brief discussion, all were in favor.

A Homeowner requested flyers with the Yahoo Group information be passed out during pool pass registration. Director Huss advised they could put a stack of flyers on the table if anyone wanted to pick one up, however the Board would not pass them out, as there was a liability issue involved.

POOL COMPANY PRESENTATIONS

Derek Peterson - Sweetwater Pools gave a detailed presentation on his company's services. Mr. Peterson stated a Supervisor would stop by the pool 2 times per day once in the morning and one in the evening. He advised he visits each pool once a week. Director Armour requested an organization chart so the Board will know whom to contact if there are any issues. Mr. Peterson stated their lifeguards are a minimum of 15 years old and have taken a 36-hour course to become a lifeguard. Sweetwater Pools has a return ratio of 60-70 percent of returning lifeguards each year. Director Huss stated he would like each Board Member to meet all lifeguards that work at Providence pool.

Rachael Morant - Quality Aquatics Pool Management gave a detailed presentation on her company's services. Ms. Morant advised she had been in the business for 8 years and started as a lifeguard. She advised each lifeguard is given a company and pool orientation upon being hired by Quality Aquatics. She stated all lifeguards are brought out to the pool to see the pool and to meet the Board Members. Ms. Morant stated their lifeguards are on the average of 17-18 years old and they do not hire 15 year olds. She stated Quality currently has 10 pools this season and had 3 last year. They want to be very accessible to their clients and there would be a Supervisor at the pool every day. Ms. Morant advised Quality has several incentives for their lifeguards thereby retaining good people.

Jeff Seabolt, Aquatico - Pool Management, Inc. gave a detailed presentation on his company's services. Mr. Seabolt advised he trains all lifeguards and that they currently have 20 pools. He stated their lifeguards are paid very well and they have a zero tolerance on resident issues. He advised their lifeguards are 18 years old or older, they get gas reimbursement and for longer commutes, an EZ tag is provided. Mr. Seabolt stated the after-hours charge for pool parties is \$25/hour/lifeguard with a 2-hour minimum. Director Huss asked if they provided swim lessons. Mr. Seabolt advised they do and residents can register on their website. Director Armour asked if holidays were included in the contract. Mr. Seabolt stated they were included and their lifeguards get an extra \$1.00/hour to work a holiday.

Director Huss thanked each company for attending and presenting their company information and details. Director Huss advised the Board that Sweetwater was approximately \$33,000 per year, Aquatico was approximately \$32,000 per year, and Quality was approximately \$29,500 per year. Director Armour made a motion to approve the contract with Quality Aquatics Pool Management for the 2009 Pool Season. Director Weider seconded and all were in favor. Director Huss requested SCS contact Rachael with Quality Aquatics and advise they had won the bid for the pool contract and to email the revised contract for approval.

MINUTES:

The minutes of the Monthly Board Meeting on February 17, 2009 were reviewed and approved with one change. All were in favor.

LANDSCAPE/IRRIGATION REPORTS:

Director Huss advised there were no landscape/irrigation issues to discuss. Director Haynes suggested having a tree arborist look at the tree in Woodleigh Park. Director Huss requested Pedro give a cost on trimming the trees in front of the tennis courts.

FACILITIES REPORT:

Director Huss stated the bank of lights that were out at the tennis courts are now back on.

Director Huss suggested having volunteers repaint the wood in the pool area and on the arbor.

Director Huss advised he had spoken to McKenna Construction regarding cleaning the playground equipment for approximately \$300. After a brief discussion the Board unanimously approved McKenna Construction to clean the playground equipment in the park area for approximately \$300.

Mrs. Robinson reviewed the March 2009 CAMI report.

MANAGEMENT REPORT:

Mrs. Robinson discussed the Management Report and advised the changes to be made on February's report. Mrs. Robinson advised there were 103 Penalty Statements sent in February.

TREASURER'S REPORT:

Director Weider presented the Financial Report. She advised that based on the financial statement dated February 28, 2009 the Association has collected \$155,622.90 of the 2009 assessments, which is 86% collected. Total year to date income is \$158,914.02. Expenses to date total \$28,892.28. The Annual Net Increase is \$130,021.74. Cash-On-Hand is \$454,090.78. The Financial Report was approved.

ACTION ITEM LIST:

Mrs. Robinson reviewed the Action Item List and was advised of items completed. Director Huss suggested putting up new Deed Restriction signs at every entrance. He advised the cost was approximately \$28/sign. Director Huss presented the "No Truck or Trailer" sign and suggested ordering 12 signs. Director Huss stated the cost would be approximately \$300. After a brief discussion the Board agreed to order signs for a maximum cost not to exceed \$500.00.

The Board discussed initiating the 10-day "No Trespass" letter to the burned house. After discussion, the Board unanimously agreed to send the 10-day "No Trespass" letter and once the 10-days was up to proceed with securing the home with an email approval vote.

Director Huss advised that someone has cut a hole in the tennis court fence. CL Sports has given a cost to repair of \$685.00 plus tax. Director Huss requested additional bids.

Director Huss stated the tennis court surface is starting to have bubbles. Director Huss advised CL sports gave a proposal to replace 2 nets, at a cost of \$600, squeegee for \$70, sand blast, prime, paint and clean the light poles for \$3,100, with the total bid cost approximately \$14,000. The Board unanimously agreed to table the proposal until a later date.

ATTORNEY STATUS

Director Huss requested contacting attorneys to present their firm at the April Board Meeting.

BOARD REFERRAL:

Paul Weider reviewed the Board Referral list for the month of March and advised of changes to be made.

ACC APPLICATIONS:

Paul Weider presented several ACC applications and all were reviewed for approval.

CRIME WATCH:

Director Huss advised there were no current crimes to be reported.

OLD BUSINESS:

All Old Business was previously discussed.

NEW BUSINESS:

There was no New Business to discuss.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:00 p.m.

Tony L. Am...
Attest

6/16/09
Date

Sandra Weider
Attest

6/16/09
Date