

PROVIDENCE COMMUNITY ASSOCIATION, INC.

Regular Meeting of the Board of Directors

Tuesday, September 15, 2009

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, September 15, 2009, at the Providence Clubhouse, located at 9114 Woodleigh Drive; Houston, Texas 77083. Director Huss called the meeting to order at 7:31 PM and quorum was established.

Present: Michael Huss, President
Tommy Armour, Vice President
George Haynes, Secretary
Sandra Weider, Treasurer
John Papendick, Director
Cathy Jensen, SCS Management Services
Bridgett Cummings, SCS Management Services

Homeowners & Guests: As listed on attached sign-in sheet

HOMEOWNERS & GUESTS TO ADDRESS THE BOARD:

Residents were given time to express concerns within the neighborhood. The issues discussed were heavy trash pick-up and deed restriction violations. The Board agreed to put an article in the newsletter reminding residents that heavy trash is only picked up on the second Friday of each month and that it should not be placed at the curb until the evening before the scheduled day. One owner expressed concern over the way the neighborhood looks. There was much discussion about procedures and laws regulating homeowner associations ability to enforce deed restrictions.

Rachel Morant with Quality Aquatics Pool Management was present to review the 2009 swim season with the Board. There were very few incidents at the pool this year and the lifeguard company and Board of Directors both agreed they were handled professionally and quickly. Ms. Morant presented the renewal contract for lifeguarding services, which reflected an increase of approximately \$2,000. Ms. Morant stated this increase is due to the minimum wage increase mandated by the federal government. Director Weider made a motion to approve the renewal contract. Director Haynes seconded the motion. All were in favor. The Board will take recommended pool rule changes into consideration. The first was to restrict guests to be accompanied by adults only. The second was to raise the minimum age from 10 to 12 years.

MINUTES:

The Minutes from the regular monthly Board Meeting held on July 21, 2009 were reviewed. Director Weider made a motion to approve the minutes with two spelling changes. Director Armour seconded the motion. All were in favor. The minutes will be revised, reprinted, and signed at the October Board meeting.

COMMITTEE REPORTS:

Landscape/Irrigation: The landscape management contract with Green Thumb Landscape was presented and reviewed. There is no cost increase for renewal. Director Weider made a motion to approve the renewal for a one-year term. Director Armour seconded the motion and all were in favor.

Director Haynes recommended replacing the Bradley Pears that were removed with Chinese Pistache. He gave a brief description to the Board and offered to bring pricing information to the October meeting for further discussion.

Clubhouse: The repairs to the clubhouse ceiling have been completed. A report to check the toilets was received and the Board will coordinate that.

Parks/Playground: Director Huss asked Director Armour to have two other picnic tables refinished.

Pool: No additional report given.

Tennis Court: Volunteer Debbie Hooper is working on repairs to the tennis court netting. The anticipated costs are minimal and the wind screen will be properly re-hung after the repairs are made.

Crime Watch: A resident reported a lot of recent conversation from the yahoo group regarding a crime watch committee. She would like to get a group started and would be willing to head it up. The Board stated they support the idea and will allow the group to meet in the clubhouse at no charge.

TREASURER'S REPORT:

Director Weider reported a 94% collection rate for current year assessments as of August 31, 2009n and a 97% collection rate for total income budgeted. The expenses incurred are at 76% of that budgeted and the total cash on hand is \$355,500.00.

Director Weider made a recommendation to the Board to move some of the funds in the checking account to another bank as the balance is over the FDIC insured amount. Director Haynes made a motion to move \$100,000 into a CD at Smith Barney. Director Weider seconded the motion and all were in favor. After discussion of upcoming 2010 assessment billing, Director Haynes motioned to move \$200,000 into 2 CD's with staggered terms at Smith Barney. Director Weider seconded the motion and it passed unanimously.

MANAGEMENT REPORT:

Action Item List: Ms. Cummings reported all items on the action item list complete. Fort Bend County has installed "Slow, Children at Play" signs at each entrance per Board request.

CAMI: The items listed on the CAMI were reviewed. Director Huss reported that the light inside the pool has a ballast issue. When the light gets hot it shuts off and then when it cools down it comes back on. SCS Management will contact the same company that removed the graffiti from the playground equipment in the past and ask them to come back and remove the fresh graffiti. Director Huss requested SCS provide contact information for several sign companies that he could contact regarding possible repairs to the monuments.

DEED RESTRICTION/ACC REPORT:

The Board Referral list was processed. One violation was placed on board hold pending further investigation. Four violations will receive another notice of non-compliance. Six violations will be forwarded to the attorney's office for demand letters and one violation will proceed to a lawsuit. One pending ACC application was returned to SCS Management to send back to the homeowner to request more information.

LEGAL STATUS: All collection demand letters have been sent as instructed and progress will be discussed again at the October meeting. The Board would like the Association's new attorney to

attend the meeting on October 20th. SCS Management will contact the attorney for scheduling and will confirm with the Board so the residents can be notified.

NEW BUSINESS:

Due to recent changes in laws effecting Property Owners Associations all resolutions that bind homeowners will need to be recorded with the County Clerk. The collection resolution was reviewed and approved to record as is. The deed restriction resolution will be revised per suggestion of Ms. Jensen and approval of the Board and recorded after new signatures are received. The other documents that will need to be recorded are pool and tennis court rules. These will be reviewed and approved via email before being recorded.

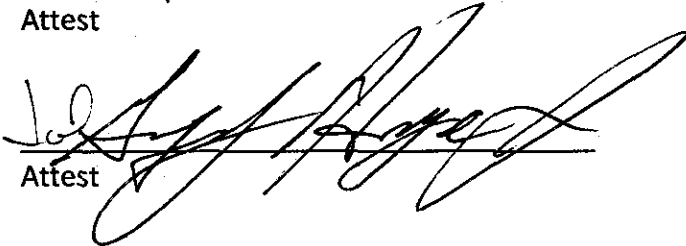
ADJOURNMENT:

There was no further business to come before the Board and the meeting adjourned at 9:25 PM.



Attest

Date



Attest

Date

10-20-2009