

PROVIDENCE COMMUNITY ASSOCIATION, INC.

Regular Meeting of the Board of Directors

Tuesday, October 20, 2009

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, October 20, 2009, at the Providence Clubhouse, located at 9114 Woodleigh Drive; Houston, Texas 77083. Director Huss called the meeting to order at 7:30 PM and quorum was established. Director Huss opened the meeting by thanking the Board members for their dedication and commitment to the community.

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

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

HOMEOWNERS & GUESTS TO ADDRESS THE BOARD:

Attorney James Young was present from Holt & Young, P.C. per request of the Board. Homeowners were allowed a window of time to ask Mr. Young questions. Notes from the discussion are attached. The Board of Directors adjourned the general session at 8:35 pm.

General session of the Board meeting was reopened at 9:05 pm.

MINUTES:

The Minutes from the regular monthly Board Meeting held on September 15, 2009 were reviewed. Director Weider made a motion to approve the minutes as written. Director Armour seconded the motion. All were in favor.

COMMITTEE REPORTS:

Director Huss reported an incident at the tennis court that was addressed immediately taken care of. No other committee reports were given.

TREASURER'S REPORT:

Director Weider reported a 94% collection rate for current year assessments and a 100% collection rate for total income budgeted. The expenses incurred are at 80% of that budgeted and the total cash on hand is \$350,800.00. All financial information is current as of September 30, 2009

MANAGEMENT REPORT:

Action Item List: Ms. Cummings reported all items on the action item list as complete.

CAMI: The items listed on the CAMI were reviewed. Two items were reported as complete. Director Huss will have community volunteers change several burnt bulbs reported on the pool house as well as perform minor sign maintenance throughout the community. Director Haynes will report several other items listed to the pool company to handle.

DEED RESTRICTION/ACC REPORT:

The Board Referral list was tabled.

ACC REPORT:

One ACC was approved and submitted to SCS Management.

LEGAL STATUS: The legal status report was reviewed.

OLD BUSINESS:

A modification to the deed restriction resolution was made which allows the Board to skip the first and second letters based on the severity of a violation. All steps will still be in accordance with the law. Director Weider made a motion to approve the resolution as revised. Director Armour seconded the motion. All were in favor. The resolution will be filed for record with the office of the Fort Bend County Clerk.

The pool and tennis court rules were reviewed and no changes were made.

Website coordinator Debbie Hooper reported to the Board that geocities will no longer be providing website services for the Association. The Board considered the option of purchasing a domain name but a decision was tabled.

NEW BUSINESS:

Director Huss presented the cost of \$2,500 for Inland Electric to make necessary electrical repairs to the Stanbridge monument. Director Armour made a motion to approve the proposal. Director Weider seconded the motion. All were in favor.

The time and place for the annual budget meeting was confirmed amongst the Board.

ADJOURNMENT:

There was no further business to come before the Board and the meeting adjourned at 9:45 PM.


Attest

Sandra Weider
Attest

11-17-2009
Date

11/17/09
Date

PROVIDENCE COMMUNITY ASSOCIATION, INC.

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DISCUSSION NOTES

Question/Answer Session with Attorney James Young, Holt & Young, P.C.

Q-Can the Association monitor who resides in the neighborhood?

A-The Association has no genuine authority to restrict who lives in a home; however, any person living in a property within the Association is bound by the Restrictions.

Q-Please explain the legal process for dealing with a deed restriction violation.

A-Per Section 209 of the Texas Property Code, the Association must send notice to the owner giving thirty days to resolve the problem. If someone does not comply after the thirty days, the Association can file a lawsuit if desired. If there is an immediate threat, the Association could request a Temporary Restraining Order (TRO) to see immediate results. The cost of a TRO averages about \$2,000. Without the TRO a lawsuit typically takes around one year to be resolved.

Q-How much does a lawsuit typically cost the Association?

A-Depending on the response from the homeowner and how much they fight the suit, the cost on average for a lawsuit is about \$2,500. If the owner answers and fights the suit then the cost could double.

Q-Can the Association enforce rules on the streets?

A-The streets are property of Fort Bend County and as such prohibits the Association from enforcing any rules on the streets. Parking issues should be reported to the police.