

**PROVIDENCE COMMUNITY ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**JANUARY 19, 2010**

The Providence Community Association, Inc. Annual Meeting of Members was held on Tuesday, January 19, 2010, at the Providence Community Association Clubhouse, located at 9114 Woodleigh. Michael Huss, President, called the meeting to order at 7:30 p.m. Quorum was established with 34 members present and 38 represented by written proxy.

Director Huss introduced the members of the Providence Community Association Board of Directors: Tommy Armour, Vice President, Sandra Weider, Treasurer; Susan Wisneski, Director. SCS Management Services representatives present were introduced as: Bridgett Cummings, Association Manager; Veronica Flores, Service Manager; Felita Henderson, Accounting Representative; and Cathy Jensen, President.

Director Huss announced that two Board members, John Papendick and George Haynes, have resigned from the Board of Directors within the past month. Neither of those positions are up for election, but must be filled by appointment of the Board. The Board has filled one of the positions already by appointment of Susan Wisneski, but is still seeking a volunteer for the remaining position.

#### **MINUTES**

The minutes of the Annual Meeting held on January 20, 2009 were provided in written format for each Member present. A motion was made and seconded to approve the minutes as written. No objections were made; motion carried.

#### **PRESIDENT'S MESSAGE**

The Board members elected in January 2009 had their first meeting following the Annual meeting and wrote the following statement as their underlying focus: "The Association Board meets to maintain the quality of living for all its residents from the infant to the eldest resident. We will make decisions based upon the common good for all of our residents with the overall objective in mind to maintain a good quality of life." The goals of 2009 were to reduce the overall net delinquencies of the Association, to make the board more transparent and information more available, to respond quickly to residents' questions and emails, to increase the number of volunteers, and to advance two community events throughout the year. These goals were reached by pursuing the delinquent accounts with legal action, submitting articles to the Peach each month, posting signs to keep residents informed and seeking volunteers more heavily. The two events that were held Splash Day and Independence Day Events.

Director Huss thanks each individual Board member that served the community in 2009: Tommy Armour, Sandra Weider, George Haynes, John Papendick. Director Huss recognized the following volunteers for their service in their respective areas: Kimmi Cannon, Yard of the Month and Christmas decorations; Susan Haynes, Special Events; Jayni Mosher, Yahoo Group; Tony Canela, Tennis Courts; Paul Weider and Susan Wisneski, Deed Restrictions; Leslie Murphy, Graffiti Removal; Paul Pruitt, Facility Passes. Lastly, Director Huss announced that 2010 would mark the first year in which the Board presented the "Good Neighbor Award". This special recognition was presented to Debbie Hooper for her continuous work within the community during 2009.

#### **TREASURER'S REPORT**

Director Weider reported the Association ended 2009 with a 94% collection rate of 2009 assessments. The current collection rate for 2010 assessments is 45%. The total cash amount at the end of 2009 was \$366,400. Members were given the opportunity to ask questions about the financials provided in the handout. Discussion followed regarding streetlight and electricity cost, as well as the amount of money in savings.

#### **ARCHITECTURAL REVIEW/DEED RESTRICTIONS**

Tommy Armour presented the Architectural and Deed Restriction report explaining the responsibilities of, purpose of and powers of the Architectural Control Committee and the process by which deed restriction enforcement is handled.

**NOMINEES & ELECTIONS**

Director Huss announced that two positions were up for election; both are two-year terms. Incumbent directors Michael Huss and Tommy Armour were both listed on the ballot. The floor was opened for nominations. Kelly Davis nominated herself. No other nominations were made and the floor was closed. Each nominee was given a moment to address the Membership. There was a motion made to elect Michael Huss and Tommy Armour by acclamation to the two year terms if the Board agreed to appoint Ms. Davis to the vacant position with one year remaining. The motion was seconded and the Board agreed. A vote was called and all were in favor.

**OPEN FORUM**

The Board presented an update on a continuing deed restriction related eyesore within the community. Information was provided verbally as to where the legal process stands and what the Board is considering as their options. A list of questions and suggestions was noted and will be passed along to the Association's attorney to answer from a legal standpoint.

Other topics discussed were speeding, tennis court use by non-residents and facility passes.

**ADJOURNMENT**

There being no further business, the annual meeting was adjourned at 8:50 p.m.

Tommy Armour  
Attest

8/16/11  
Date

Kelly Davis  
Attest

8/16/11  
Date