

PROVIDENCE COMMUNITY ASSOCIATION, INC.

Regular Meeting of the Board of Directors

Tuesday, February 16, 2010

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, February 16, 2010, at the Providence Clubhouse, located at 9114 Woodleigh Drive, Houston, Texas 77083. Director Huss called the meeting to order at 7:32 PM and quorum was established.

Present: Michael Huss, President
Kelly Davis, 2nd Vice President
Susan Wisnesky, Secretary
Sandra Weider, Treasurer
Veronica Flores, SCS Management Services

Absent: Tommy Armour, Vice President

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

HOMEOWNERS & GUESTS TO ADDRESS THE BOARD:

Kimberly Cannon, 14742 Charlmont Dr., requested to address the Board regarding being the sole gardener of the entry properties. Director Huss advised her to submit a bid and she will be taken into consideration.

MINUTES:

The Minutes of the Regular Monthly Board Meeting held on November 17, 2009 were reviewed. Director Huss made a motion to approve the minutes as written. Director Weider seconded the motion. All were in favor. The minutes of the Annual Meeting held on January 19, 2010, will be approved at the 2011 Annual Meeting with one change requested.

COMMITTEE REPORTS:

Director Huss appointed Board Members to ~~the~~ each committee. Director Huss will be in charge of Landscape, Irrigation, Parks, and Playgrounds; Director Wisnesky of the Clubhouse; Director Davis of the Pool; Director Armour will be responsible for the Tennis Court. No other committee reports were given.

TREASURER'S REPORT:

Director Weider reported a 75% collection rate for current year assessments and a 76% collection rate for total income budgeted. The expenses incurred are at 9% of that budgeted and the total cash on hand is \$420,000. All financial information is current as of January 31, 2010.

MANAGEMENT REPORT:

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

CAMI: The items listed on the CAMI were reviewed. Director Huss will have Inland Electric replace several burnt flood light bulbs at the pool house. Director Huss instructed to request McKenna Construction to remove the graffiti on the playground equipment. The Board approved Brick Restoration to fix damaged areas and restore both monuments.

DEED RESTRICTION/ACC REPORT:

The Board Referral list was reviewed. Two violations will receive another notice of non-compliance, two were cleared, and two others were put on monitor.

ACC REPORT:

There were no pending ACC applications.

LEGAL STATUS: The legal status report was reviewed; no action was required.

OLD BUSINESS:

Director Huss requested another attorney be consulted regarding the burnt house and asked SCS to determine whether or not this will void any agreement with the current with the attorney handling the case.

NEW BUSINESS:


Ms. Flores presented the 2010 Pool Mail-out information. Director Wisneski made a motion to approve the dates stated in the mail out. Director Weider seconded the motion. All were in favor. Notices are scheduled to be mailed on March 29th, 2010.

Ms. Flores presented 2010 Renewal Contract with Cypress Creek Pest Control noting no increase for 2010. Director Weider made a motion to approve the service. Director Davis seconded the motion. All were in favor.

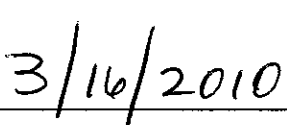
Ms. Flores presented the renewal contract with Bratton Pools for pool maintenance and repair services. The cost increased 13% to \$12,028.08. Director Wisneski made a motion to approve the increase and retain the service of Bratton Pools. Director Weider seconded the motion. All were in favor.

ADJOURNMENT:

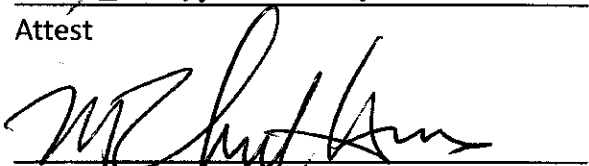
There was no further business to come before the Board and the meeting adjourned at 9:02 PM.



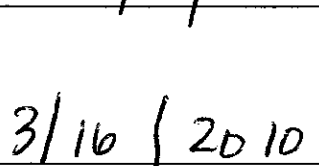
Attest



Date



Attest



Date