

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, March 16, 2010

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, March 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
Tommy Armour, Vice President
Kelly Davis, 2nd Vice President
Susan Wisneski, Secretary
Sandra Weider, Treasurer
Bridgett Cummings, SCS Management Services

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

HOMEOWNERS & GUESTS TO ADDRESS THE BOARD:

Frank Lewis, 8727 Rocky Valley Dr, was in attendance to discuss a deed restriction violation regarding his roof. Mr. Lewis replaced his roof with 3-tab shingles, which is an unapproved material, as well as performed the work without approval from the Architectural Control Committee. Mr. Lewis stated he was not aware that approval from the Committee was required nor was he aware that the materials used were not of appropriate grade. The Board of Directors advised that the roof must be replaced with approvable materials and must be approved by the Committee prior to replacement. An agreement was reached that Mr. Lewis would complete the task within three months.

Puspa Chatterjee and Shanpa Mukerji, 8802 Hydethorpe, addressed the Board of Directors regarding a deed restriction violation for painting the home without approval from the Architectural Control Committee. The color used was not approvable and must be repainted. An agreement was reached that the home will be repainted within three months after prior approval from the Committee, with the existing color being allowed as the accent color.

Kimberly Cannon, 14742 Charlmont, gave a presentation from her company, Kimmi's Affordable Gardening, to maintain the landscaping at the two monument areas. The proposal includes complete landscape renovation of the monument areas at a cost of \$3,500 then twice per month maintenance from March to October at a cost of \$300 per visit. Mulch is included and will be applied in March and October, fertilizer, herbicides and seasonal color changes in Spring and Fall are also included. The Board requested a written proposal, list of references, design layout and a draft contract.

MINUTES:

The Minutes of the Regular Monthly Board Meeting held on February 16, 2010 were approved with correction to the spelling of Susan Wisneski's name shown four places and one grammar correction under Committee Reports.

COMMITTEE REPORTS:

Director Huss reported leaks underneath the concrete slab at the tennis court; these are already in the process of being repaired. The water fountains at the tennis courts are being capped off. Director Armour reported a situation with a resident requesting to rent the clubhouse. The clubhouse coordinator denied the request as the resident did not have a facility pass. The resident requested the Board reconsider; the Board discussed and denied allowing a variance on the issue; a facility pass is required.

TREASURER'S REPORT:

Director Weider reported an 82% collection rate for current year assessments and an 85% collection rate for

total income budgeted. The expenses incurred are at 13% of that budgeted and the total cash on hand is \$428,000. All financial information is current as of February 28, 2010. Director Weider recommended the Board review other phone service possibilities. The current monthly fee is \$150, of which, \$20 is for long-distance block and \$6 is for being listed in the phone book. The Board agreed to consider other options.

MANAGEMENT REPORT:

Ms. Cummings reported 139 penalty statements being sent on February 15, 2010, and 85 notices of delinquency being sent on March 11, 2010. There is currently only one owner on an installment plan.

Action Item List: Ms. Cummings reviewed the action item list reporting each item had been completed.

CAMI: The CAMI report was reviewed. Director Huss reported the flood lights at the clubhouse already replaced, the Charlmont monument to have already been repaired, and the rotting park pole light to have been replaced. Bids are being solicited to paint the tennis court light poles and will be on the agenda for the April meeting.

DEED RESTRICTION/ACC REPORT:

The Board Referral list was processed. Three violations were reported cleared by the Deed Restriction Committee; four properties have been put on hold pending further legal action; one violation will receive another notice of non-compliance.

LEGAL STATUS: The legal status report was reviewed noting that three accounts have paid in full in the past month, four are paying through an installment plan, and twelve are scheduled for non-judicial foreclosure in April. Two of the accounts at the attorney for deed restriction violations have been corrected. The attorney will contact one owner to discuss completion of a project they started.

OLD BUSINESS:

The Board advised in the February meeting that they would like to consult another attorney regarding their options with the burned down house on Charlmont. Ms. Cummings reported that consultation with another attorney will not affect their relationship or agreement with their current attorney. Ms. Cummings reviewed the options provided by the current attorney and the possible costs involved. After further discussion, the Board requested Ms. Cummings collect information on the back taxes owed and any liens against the property that could affect the HOA if the decision is made to purchase the loan from the mortgage company. Once this information is provided, the Board will determine if and what amount they will negotiate to purchase the loan. Consultation with other attorneys was put on hold.

NEW BUSINESS:

Facility passes can be obtained on the following dates and times and will be handled by Directors as listed: Saturday, April 24th, 9am – noon, Director Armour; Tuesday, April 27th, 7pm – 9pm, Director Huss; Monday, May 10th, 7pm – 9pm, Directors Armour and Huss; Saturday, May 15th, 9am – noon, Director Sandy Weider and Paul Weider; Saturday, May 22nd, 9am – noon, Director Wisneski. Director Armour was tasked with having the facilities re-keyed. The deadline for this is April 24th. Director Wisneski recommended a new vendor and will provide the contact information directly to Director Armour.

The pool rules regarding age of pass holders and guests were discussed. The rules will be revised to state, "Adult pass holders, age 10 years and older, may bring two guests per day. Pass holder is responsible for guest behavior. Any violation by guest or pass holder will result in all people in the violating party being suspended from the pool for one day. Three violations will result in suspension for one week. A fourth violation will require parental meeting with the Board of Directors."

Proposals were presented to add a shade covering over the kiddie pool. Director Wisneski made a motion to

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approve the proposal from McKenna Construction for the 18' x 28' covering at a total cost of \$5,700 minus a 10% discount. Director Armour seconded the motion. Motion carried.

ADJOURNMENT:

There was no further business to come before the Board and the meeting adjourned at 9:29 PM.

Sandra Wredde
Attest

4/20/10
Date

[Signature]
Attest

4/20/10
Date