

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, April 20, 2010

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, April 20, 2010, at the Providence Clubhouse, located at 9114 Woodleigh Drive, Houston, Texas 77083. Director Huss called the meeting to order at 7:37 PM and quorum was established.

Present: Michael Huss, President
Tommy Armour, Vice President
Sandra Weider, Treasurer
Bridgett Cummings, SCS Management Services

Arriving Late: Kelly Davis, 2nd Vice President, at 7:42 PM

Absent: Susan Wisneski, Secretary

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

MINUTES:

The Minutes of the Regular Monthly Board Meeting held on March 16, 2010 were approved by unanimous consent.

COMMITTEE REPORTS:

Director Huss reported an irrigation leak repaired and mulching complete in the common areas. Director Huss reported that Kimberly Cannon has been notified that the Board declined her proposal to redesign the landscaping at the two entrance monuments as it was not a budgeted item. The fabric covering has been installed over the baby pool. Director Armour reported that he found the tennis court gates open twice over the past two weeks. The Board will publish an article in the Peach regarding tennis court conduct, facility passes, and request for volunteers.

TREASURER'S REPORT:

Director Weider reported an 89% collection rate for current year assessments and a 94% collection rate for total income budgeted. The expenses incurred are at 24% of that budgeted and the total cash on hand is \$420,700. All financial information is current as of March 31, 2010. A \$50,000 CD will be maturing on April 22, 2010 and the Board instructed Ms. Cummings to have it renewed for another 6-month term.

MANAGEMENT REPORT:

Ms. Cummings provided the Statement of Values for the Association's insurance policy with a total blanket amount of \$737,912.00, as determined by an appraisal performed upon renewal of the policy. The Board approved and signed the Statement of Values. An endorsement excluding asbestos was also signed, as was a disclosure declining purchase of terrorism coverage.

Action Item List: Ms. Cummings reviewed the action item list noting all items complete.

CAMI: The CAMI report was reviewed. Director Huss will have volunteers replace the burnt light bulbs inside the clubhouse and pool storage area.

DEED RESTRICTION/ACC REPORT:

The Board Referral list was processed. Four violations were approved to receive an attorney demand letter, three violations were approved to receive a second attorney demand letter, one violation to receive another notice of non-compliance, three violations were put on hold pending legal action and two violations will be

addressed by a special letter.

Eight pending architectural review applications were reviewed by the Committee and returned to SCS Management.

LEGAL STATUS: The legal status report noted ten accounts paying through an approved installment agreement, two accounts foreclosed on by the Association in April, one that was foreclosed on by the mortgage company in April, one account currently on hold and three to be posted for foreclosure by the Association in May.

OLD BUSINESS:

The facility pass schedule was reviewed. Everyone confirmed they would attend as scheduled.

Ms. Cummings presented information from the Association's attorney regarding the burned house. The attorney advised the taxes had been paid, most likely by the mortgage company, and that he spoke with the mortgage company to inquire if they would sell the note to the Association. The mortgage company advised they would not sell the note to the Association. The Board of Directors asked that Ms. Cummings verify with the taxing authorities that the taxes have in fact been paid and compose letters to the County Commissioner, County Health Department and any other entity that may be able to assist with a resolution.

NEW BUSINESS:


Director Armour will solicit bids from general contractors to paint the tennis court light poles as well as the fire lane in front of the clubhouse. Director Weider recommended also installing fire lane signs. Director Davis moved to allow Director Weider to purchase the signs and be reimbursed. Director Armour seconded. Motion carried.

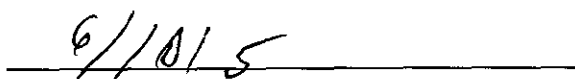
Director Huss announced that he has found a buyer for his house and he will be moving from the subdivision. As such, he resigned from his position on the Board. Director Weider motioned to appoint Paul Pruitt to fulfill the vacant position. Director Davis seconded the motion. All were in favor. Mr. Pruitt accepted the appointment.

Election of officers was conducted and by motion made and carried the results are Tommy Armour, President; Paul Pruitt, 1st Vice-President; Kelly Davis, 2nd Vice-President; Susan Wisneski, Secretary; Sandra Weider, Treasurer.

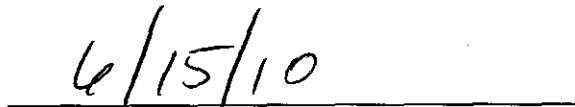
ADJOURNMENT:

There was no further business to come before the Board and the meeting adjourned at 9:05 PM.


Attest


Date 6/10/10


Attest


Date 6/15/10