

**PROVIDENCE COMMUNITY ASSOCIATION, INC.**  
**Regular Meeting of the Board of Directors**  
**Tuesday, May 18, 2010**

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, May 18, 2010, at the Providence Clubhouse, located at 9114 Woodleigh Drive, Houston, Texas 77083. Director Armour called the meeting to order at 7:31 PM and quorum was established.

Present: Tommy Armour, President  
Paul Pruitt, 1<sup>st</sup> Vice President  
Kelly Davis, 2<sup>nd</sup> Vice President  
Susan Wisneski, Secretary  
Sandra Weider, Treasurer  
Bridgett Cummings, SCS Management Services

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

**MINUTES:**

Director Weider made a motion to approve the minutes of the April 20, 2010 meeting with one change on the second page under New Business. Director Armour seconded the motion and all were in favor. The minutes will be revised and presented for signature at the June meeting.

**COMMITTEE REPORTS:**

Director Wisneski recommended the Board reconsider landscape design changes at the two main entrances. After discussion, Director Davis made a motion to allow Director Wisneski to price and purchase encore azaleas and/or knock out roses on behalf of the Association. Director Weider seconded the motion; motion carried. Director Armour will request the cost from Green Thumb Landscaping to remove all the plants at the entrances other than the roses and crepe myrtles and to install the plants Director Wisneski purchases.

Director Pruitt reported a valve in the clubhouse toilet needing to be replaced. Director Wisneski volunteered to take care of this item. Debbie Hooper stated she would re-secure the wind screens at the tennis courts.

**TREASURER'S REPORT:**

Director Weider reported a 92% collection rate for current year assessments and a 103% collection rate for total income budgeted. The expenses incurred are at 40% of that budgeted and the total cash on hand is \$399,270.00. All financial information is current as of April 30, 2010. A \$50,000 CD will be maturing on May 21, 2010 and the Board instructed Ms. Cummings to renew the CD at another 12-month term.

**MANAGEMENT REPORT:**

Ms. Cummings reported that thirty-six of the owners that received a notice of delinquency in March have paid in full. There were twenty liens filed in May against delinquent owners. The next step on the collection schedule is to send attorney demand letters, which is scheduled for June.

**Action Item List:** The action item list was reviewed. As requested by the Board, Ms. Cummings provided the number of rental properties in the subdivision as fifty-seven and the number of bank owned properties as five. Director Armour reported he is still waiting on bids to paint the tennis court light poles and fire lanes at the clubhouse. He will solicit bids from other vendors and present at the June meeting. Director Weider reported the fire lane signs installed in front of the clubhouse. Director Davis reported collecting the signs from Michael Huss for heavy trash pickup and facility pass registration.

**CAMI:** The CAMI report was reviewed. Director Armour will have the inset light inside the men's restroom replaced. Director Pruitt reported the lattice work at the pool area rotting in places. The Board will consider replacement options.

**DEED RESTRICTION/ACC REPORT:**

The Board Referral list was processed. One property will receive a final notice on non-compliance letter and one other will be sent to the attorney's office for a demand letter. No other action was noted.

**LEGAL STATUS:** The legal status report noted eleven accounts paying through approved installment plans and two accounts currently on hold. The Association has one property posted for foreclosure in June and another to be posted in July.

**NEW BUSINESS:**

Ms. Cummings provided a new signature card for Sterling Bank. All Board members signed the card.

Committees and additional duties were discussed. Director Pruitt will serve in the crime watch capacity. Director Davis will take over the return calls from the resident info line.

**ADJOURNMENT:**

There was no further business to come before the Board and the meeting adjourned at 9:21 PM.

*Tom L. Orr*  
Attest

*4/10/5*  
Date

*Susan M. Wasowski*  
Attest

*6-15-10*  
Date