

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, October 19, 2010

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, October 19, 2010, at the Providence Clubhouse, located at 9114 Woodleigh Drive, Houston, Texas 77083. Director Armour called the meeting to order at 7:30 PM and quorum was established.

Present: Tommy Armour, President
Paul Pruitt, 1st 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

MINUTES:

The minutes of the September 21, 2010 Board of Directors meeting were reviewed and approved after motion from Director Weider and second by Director Wisneski. All were in favor.

COMMITTEE REPORTS:

The new refrigerator for the clubhouse has been purchased and installed. Director Armour has requested a proposal for painting the wrought iron fence around the park. Replacement of missing pickets at the pocket park will be included in the wrought iron project.

TREASURER REPORT:

Director Weider reported a 96% collection rate for current year assessments and a 116% collection rate for total income budgeted. The expenses incurred are at 87% of that budgeted and the total cash on hand is \$326,100. All financial information is current as of September 30, 2010. Inquiry was made as to how current year assessment collection compares to previous years. Ms. Cummings advised that more has been collected in the first nine months of 2010 than has been for the entirety of each calendar year since 2006.

MANAGEMENT REPORT:

Action Item List: Contact information was provided for a company that provides photo ID pool tags. Director Davis will request detailed information from the company. Director Wisneski reported having contacted Inland Electric to check the lights at the Charlmont monument and three lights in the men's restroom. Another call was placed two weeks later for additional electrical items.

CAMI: The CAMI report was reviewed. The only new item reported was a burnt bulb in the pool storage area. Director Armour will replace the bulb.

DEED RESTRICTION/ACC REPORT:

The Board Referral list was reviewed. Two violations will receive attorney demands, one will receive an additional notice of non-compliance and two have been corrected.

LEGAL STATUS: The legal status report noted ten accounts owing only the 2010 assessment that have not paid. There are a total of fourteen accounts owing multiple years of assessments. Six of the fourteen are paying as agreed. Five have defaulted on their agreement and will be posted for foreclosure in December. One other account will go into default if payment is not received within the next ten days. Two of the fourteen had been foreclosed on by the Association. One of those two has now been foreclosed on by the mortgage company. The redemption period for the other property expires on October 22, 2010. The next step is to determine whether or not the property is vacant and if eviction is required. The Board requested additional information as to the

process that occurs after eviction as well as the balance of the mortgage.

Ms. Cummings provided information from the Association's attorney regarding commercial vehicles. The documents do not currently ban commercial vehicles. The Board would like to amend the documents to include a restriction against commercial vehicles.

OLD BUSINESS:

The Committee for the burned house requested copies of all files relating to the property from SCS Management and the Association's attorney. Director Pruitt made a motion to grant the request for documents. Director Armour seconded the motion. All were in favor. Ms. Cummings will coordinate obtaining and providing the documents to Director Davis as Committee Chair. A Resolution will be formed to outline the guidelines of the Committee.

The Board asked for a legal opinion of the attorney as to whether or not the Association has the right to hire a licensed engineer to enter the property without liability of trespass, for the purpose of an engineering inspection to determine the structural integrity of the property and whether demolition is required or repairs can be made. Does the Association have the right to demolish the house, if they choose to, and would they be able to charge the cost back to the property?

NEW BUSINESS:

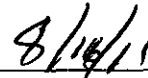
The Board unanimously agreed to keep the 2011 assessment the same as current rate, \$275.00.

ADJOURNMENT:

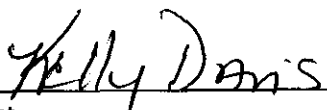
There was no further business to come before the Board and the meeting adjourned at 9:00 PM.



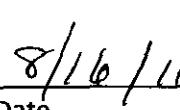
Attest



Date



Attest



Date

