

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, February 15, 2011

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, February 15, 2011, 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
Kip Martin, Secretary
Sandra Weider, Treasurer
Bridgett Cummings, SCS Management Services

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

MINUTES:

The minutes of the November 16, 2010 Board of Directors meeting were reviewed and approved after motion from Director Weider and second from Director Pruitt. All were in favor.

The draft minutes from the 2011 annual meeting held on January 18, 2011 were reviewed and edited via email. The revised minutes were presented and approved to be placed on the website for review until they are approved at the 2012 annual meeting.

COMMITTEE REPORTS:

Director Armour reported that Green Thumb Landscaping repaired the light pole that had fallen in the park area. The light bulb still needs to be replaced and is expected to be done this week. Director Armour reported mulching of the common areas completed at a cost of \$970.00. The kiddie cushion under the playground was filled and freshened at a cost of \$1,655.00.

A leak in the clubhouse was discussed and approved via email. Director Armour reported that repairs were expected to be complete today, but have been delayed by the vendor. Repairs should now be complete by the end of the week. The water to the clubhouse cannot be turned back on until the repairs are made. The Board of Directors agreed to waive the rental fee for the renters that have used the facility during the time the water has been off.

Director Armour reported damage to the tennis court lock causing inability to lock the gates. He will contact the locksmith to repair the lock.

One light in the parking lot and one light near the picnic table in the park were reported out. Director Armour will contact Inland Electric to repair both lights.

Director Pruitt reported several reports of gunfire in the nighttime. The Sheriff Office was called on at least one occasion and a report was made. Reports have also been made about people hanging out at the picnic table in the park after hours. Director Pruitt brought forth for consideration installing surveillance cameras around the pool and park areas. The Board approved Director Pruitt soliciting proposals for this project.

Director Davis reported that a list of engineers was sent to the Board via email over the past week. The Burned House Committee is asking for approval from the Board to have the house inspected by a structural engineer to determine the exact condition of the house before making any further recommendations. Director Davis motioned to follow the recommendation of the Committee and use Harris Engineering, which quoted a cost of

\$450.00. Director Martin seconded the motion. All were in favor.

TREASURER REPORT:

Director Weider reported a 76% collection rate for 2011 assessments as of January 31, 2011. The Association has spent 4% of the budgeted expenses as of the same date and has a total cash on hand amount of \$409,341.90.

MANAGEMENT REPORT:

Action Item List: Ms. Cummings noted that the Board had previously discussed soliciting bids for both pool contracts. Ms. Cummings presented the renewal contract from Bratton Pools, which has increased by \$492.54 due to chemical costs. The Board discussed, but did not sign the renewal. Director Armour will contact Bratton and invite them to attend the March meeting to discuss concerns prior to renewing the contract. The Board also discussed the Quality Aquatic contract and will invite them to the March meeting as well.

Director Davis will contact The Partnership to obtain the cost of outsourcing pool registration/photo IDs. Director Pruitt agreed to take over the task of obtaining quotes to repair/replace the rotting wood at the pool entrance. This task was assigned to Director Wisneski before her resignation. Director Amour reported the four maintenance items assigned to him as complete.

CAMI: The CAMI report was reviewed. Director Weider will coordinate a volunteer to remove the graffiti from the street sign. Director Davis will look into having the 911 phone checked to see why there is no dial tone. Director Armour will discuss light bulb replacement at the pool facilities with Bratton Pools. Director Pruitt is obtaining bids for the rotting wood at the pool entrance.

DEED RESTRICTION/ACC REPORT:

The Board Referral list was reviewed. One violation will receive another second letter. One violation will receive another Notice of Non-Compliance. Three violations were put on hold for further review. Four violations will be sent to the attorney. Four violations were reported as corrected.

LEGAL STATUS: The legal status report noted one account paid in full during January. Nine accounts are paying through installment plans. Four others are in process of attorney collection. Authorization was granted by the Board to proceed with non-judicial foreclosure on four properties.

NEW BUSINESS:

The engagement letter for the annual audit was discussed. The cost is \$1,700.00, which is the budgeted amount and no increase over last year's cost. Director Davis made a motion to accept engagement from Kevin McKenna, P.C. Director Armour seconded the motion. All were in favor.

The Greater Houston Neighborhood Association 25th Annual Seminar and Trade Show is scheduled for Saturday, March 5th. The Board discussed the event; however, no Board members are available to attend that day.

The transition checklist was tabled to the March meeting.

Ms. Cummings suggested the Committee members awarding yard of the month and festival of lights winners verify eligibility with SCS Management prior to making a decision. Director Davis will notify the appropriate committee members with instructions.

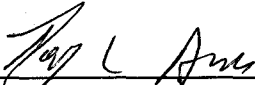
The 2011 Committee assignments were tabled to the March meeting.

Electricity rates were provided in written format. The item was tabled for further review and discussion via email.

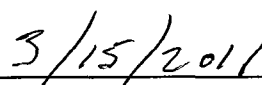
The mosquito fogging contract was reviewed. There is no increase from last year's cost. The Board unanimously agreed to renew the contract.

ADJOURNMENT:

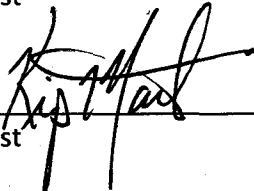
There was no further business to come before the Board and the meeting adjourned at 9:55 PM.



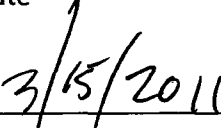
Attest



Date



Attest



Date