

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

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, March 15, 2011, at the Providence Clubhouse, located at 9114 Woodleigh Drive, Houston, Texas 77083. Director Davis 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
Jennifer Carlen, SCS Management Services

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

GUESTS: Mike Bratton and Chase Muery with Bratton Pools attended the meeting to help answer any questions the Board may have about renewing their contract. Mike Bratton explained the pool cleaning process and the inspection process. Director Davis expressed concerns over unresolved issues during the 2010 pool season. Mike Usimaki with Quality Aquatics was in attendance to answer any questions about the lifeguards. The Board is happy with the lifeguards. There were no questions for Mr. Usimaki.

MINUTES:

The minutes of the February 15, 2011 Board of Directors meeting were reviewed and approved after motion from Director Davis and second from Director Weider. All were in favor.

COMMITTEE REPORTS:

Director Armour reported that the light in the park had been repaired but someone had stolen the cover. Director Armour also reported he fixed the clubhouse toilet and that the mulch has been completed. The tennis court lock is broken and Director Armour is working on contacting a locksmith. Director Davis reported she is working with a plumber on the men's restroom shower issues. Director Pruitt reported that he is working on security camera bids and has been in contact with several contractors.

Director Davis reported that a structural engineer had inspected the burnt house. The final report is not ready; however, the inspector did state the house is a total loss. The inspector noted structural and foundation issues as well as mold. There were questions about back taxes owed on the property. Director Armour requested additional information from the attorney concerning their research on taxes owed for the property. Ms. Carlen will discuss with Ms. Cummings and the Board will be given the information requested via email.

TREASURER REPORT:

Director Weider reported an 84% collection rate for 2011 assessments as of February 28, 2011. The Association has spent 10% of the budgeted expenses as of the same date and has a total cash on hand amount of \$415,019.41.

MANAGEMENT REPORT:

Action Item List: Director Weider reported she is working with someone to remove the graffiti from the street signs. Director Armour reported he had discussed changing out the light bulbs with Bratton Pools. Ms Carlen reported that no information was available concerning the 911 phone. Ms Carlen will send contact information to Director Davis for two 911 phone contractors. Ms Carlen presented the proposal from SCS Management to add contract management. The Board tabled this item.

DEED RESTRICTION/ACC REPORT:

The Board Referral list was reviewed. Two violations will receive another Notice of Non-Compliance. Seven violations were put on hold. Four violations will receive an additional letter from the attorney.

LEGAL STATUS: The legal status report noted one account paid in full. Eight accounts are paying under an installment plan. One account is on hold.

NEW BUSINESS:

The transition checklist was distributed to the Board. The 2011 Committee's were assigned. Director Davis is assigned to the clubhouse and the pool, as well as the burnt house, and the PCA phone line. Director Armour is assigned to landscape/irrigation, clubhouse, and pool. Director Martin is assigned to parks/playground and tennis courts. Director Pruitt is assigned to crime watch. Debbie Hooper is assigned to the website committee and Liz Toomey is the rental coordinator.

The Board unanimously approved the Gexa Energy contract. The contract is a rate of \$0.0703 per kWh for sixty months.

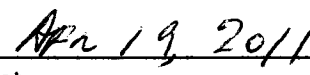
There was discussion concerning the pool hours and registration. The draft mail-outs were reviewed. Director Davis requested additional items to be added to the mail-out. Approval of the mail-outs and assignment of the time slots will be done via email.

ADJOURNMENT:


There was no further business to come before the Board and the meeting adjourned at 9:45 PM.



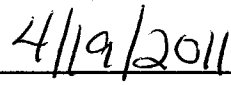
Attest



Date



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Date