

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, May 17, 2011

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, May 17, 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

GUESTS TO ADDRESS THE BOARD:

David Croatto, resident, requested to be added to the agenda to address the Board but was not present at the meeting. Other residents expressed concern over ongoing deed restriction issues, specifically commercial vehicles and businesses being run out of homes.

Tuan Nguyen, resident, submitted a proposal to the Board to hire marked security patrol. The total cost proposed was \$170,000 per year. The Board stated this amount was not available in the budget and that the maximum assessment increase allowed would not cover the cost.

Several residents expressed interest in starting a neighborhood watch program.

ACTION TAKEN OUTSIDE OF MEETING:

A work order was placed to remove a key that was broken off inside the women's restroom door. The tennis court lock was damaged and repaired; however, it was nonfunctional upon inspection during the meeting.

MINUTES:

The minutes of the April 19, 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:

Landscape/Irrigation: Director Armour reported a problem with the irrigation at the Charlmont entrance. He has contacted Sunshine Irrigation on three separate occasions, but the repair has not been made.

Clubhouse - Director Armour will be meeting with the clubhouse manager to change the door lock codes and will ask her to get quotes for the Board to review to have a deep cleaning done to the clubhouse.

Parks/Playground: One section of fencing is down in the park. Paul Weider offered to repair it. The Board requested SCS obtain the proper verbiage required to be posted in order for the Sheriff to be able to enforce No Trespassing in the parks.

Pool: Director Armour provided the cost to have the pool facilities pressure washed. Director Davis motioned to approve the work. Director Armour seconded. All were in favor. Director Pruitt reported the refrigerator not working for the lifeguards. Steve Jacobs, resident, volunteered to donate a refrigerator.

Crime Watch: Director Pruitt and Director Armour are both soliciting bids for security cameras.

TREASURER REPORT:

Director Weider reported a 91% collection rate for 2011 assessments as of April 30, 2011. Expenses incurred are at 21% of that budgeted as of the same date and the Association has a total cash on hand amount of \$403,229.

MANAGEMENT REPORT:

Ms. Cummings reported 28 liens filed in May against delinquent owners. The next step on the collection schedule is to refer accounts to the Association's attorney, which will occur in June. Ms. Cummings presented an authorization for the CPA to file the income tax return electronically. The Association will be receiving reimbursement for an overpayment in the amount of \$750. The authorization to e-file was approved and signed.

Ms. Cummings provided a copy to each Board member of the appraisal performed through the insurance company. An endorsement and revised statement of values showing the increased valuation was presented and approved. The additional premium due is \$278.

The Flood Insurance renewal was also presented. The Board chose to renew the policy with the current coverage of \$322,100 for building and \$7,600 for contents.

Action Item List: The action item list was reviewed. Director Davis asked if another Board member could handle the situation with AT&T regarding the phone lines at the pool. Director Weider agreed.

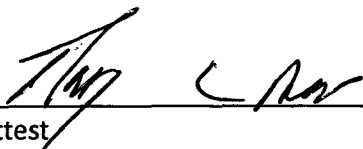
CAMI: The CAMI reported the lights on the Stanbridge monument not working. The lights were checked by a resident during the meeting and were working properly. One underwater light in the pool is burnt out. Director Armour will notify Bratton Pools.

DEED RESTRICTION/BOARD REFERRAL: The Board Referral List was processed. One violation will receive an attorney demand letter, four violations will receive additional notices of non-compliance and two violations were put on hold.

LEGAL STATUS: The legal status report was reviewed. There are six accounts paying through installment plans, two accounts that paid in full during the month of March and one account that that was foreclosed on by their mortgage company.

ADJOURNMENT:


There was no further business to come before the Board the meeting adjourned at 9:58 PM.



Attest

June 21, 2011

Date



Attest

6/21/11

Date