

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, August 16, 2011

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, August 16, 2011, at the Providence Clubhouse, located at 9114 Woodleigh Drive, Houston, Texas 77083. Director Armour called the meeting to order at 7:38 PM and quorum was established.

Present: Tommy Armour, President
Paul Pruitt, 1st Vice President
Kelly Davis, 2nd Vice President
Kip Martin, Secretary
Bridgett Cummings, SCS Management Services
Maria Carlson, SCS Management Services

Absent: Sandra Weider, Treasurer

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

GUESTS TO ADDRESS THE BOARD:

Resident Richard Powell requested to address the Board, but was not present at the meeting.

A resident addressed the Board regarding a \$30 Notice of Non-Compliance charge related to a deed restriction violation for refurbishing a basketball goal. The Board discussed and agreed to waive the charge due to circumstances.

A resident addressed the Board regarding a charge relating to a force mow performed at her property. She requested the charge be removed from her account. The Board discussed and agreed to waive \$30 of the fee and the homeowner agreed to pay the balance immediately.

MINUTES:

The minutes of the June 21, 2011 Board of Directors meeting were reviewed and approved after motion from Director Davis and second from Director Martin. All were in favor.

COMMITTEE REPORTS:

Landscape/Irrigation: Director Armour reported repairs to the recent irrigation problems complete.

Clubhouse: Director Davis reported replacement complete of the microwaves in the clubhouse and the pool.

Parks/Playground: One trash receptacle in the park still needs to be replaced. Director Armour will facilitate the replacement.

Pool: Director Davis is expecting an estimate for additional pool repairs from Bratton Pools. Several underwater lights were reported out. Director Armour will notify Bratton. The new 911 phone has been received and Director Pruitt will install it.

Tennis Court: Director Armour reported having changed the timer for the tennis court lights.

Crime Watch: Director Pruitt reported a car-jacking in the driveway of a home in the neighborhood.

Burnt House: The home has sold through a tax foreclosure sale. A letter will be sent to the new owner.

TREASURER REPORT:

Ms. Cummings reported a 95% collection rate for 2011 assessments as of July 31, 2011. Expenses incurred are at 55% of that budgeted as of the same date and the Association has a total cash on hand amount of \$340,686.

MANAGEMENT REPORT:

Action Item List: The action item list was reviewed. Director Davis agreed to assist with solicitation of bids to repair the lattice work at the pool. The new lockbox code was provided to the Board and recorded on the management report.

CAMI: The CAMI report was reviewed. Director Armour will replace the thermostat in the clubhouse and coordinate replacement of a bulb in one pole light at the park.

DEED RESTRICTION/BOARD REFERRAL: The Board Referral List was processed. Three accounts will receive additional correspondence from the Association, six accounts will be referred to the Association's attorney for demand letters and one account was put on hold for further research.

LEGAL STATUS: The legal status report was reviewed. No action was required by the Board.

NEW BUSINESS:

Information pertaining to fining for deed restriction violations was provided. The topic was tabled.

Renewal information for the Directors & Officers Liability Insurance policy was provided. The Board approved renewal of the current policy at the cost of \$2,601.00 annually for the years 2011 through 2014. The order to bind was signed.

A replacement contract for Quality Aquatics was signed due to the fact that Quality misplaced the original that had been sent to them.

The Association will be changing banks from Sterling Bank to Community Association Banc, a division of Mutual of Omaha. New signature cards were presented and signed by each Board member present. Director Armour will deliver the signature card to Director Weider to complete the process.

ADJOURNMENT:

There was no further business to come before the Board the meeting adjourned at 9:20 PM.

Attest

Date

Attest

Date