

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, February 21, 2012

The monthly meeting of the Providence Community Association Board of Directors was held Tuesday, February 21, 2012, at the Providence Clubhouse, located at 9114 Woodleigh Drive, Houston, Texas 77083. The meeting was called to order at 7:36 PM and quorum was established.

PRESENT:

Kelly Davis, President
Kip Martin, 1st Vice President
Myra Alderete, 2nd Vice President
Matthew Kearns, Secretary
Sandra Weider, Treasurer
Bridgett Cummings, SCS Management Services

MINUTES:

The minutes of the monthly Board meeting held on January 17, 2012 were approved as presented after motion from Director Weider and second from Director Kearns. All were in favor.

TREASURER REPORT:

Director Weider presented the financial report noting a collection rate of 74% for 2012 assessments as of January 31, 2012. Expenses incurred for the month were 8% of that budgeted for the year. The Association has a total cash on hand amount of \$395,550.

MANAGEMENT REPORT:

Ms. Cummings reviewed the action item list. Paul Weider volunteered to install the 911 phone at the pool. Ms. Cummings provided two proposals received from Quality Aquatics Pool Management. One was to renew the current contract for lifeguard services only. The other included both lifeguard services and pool maintenance. The Board discussed the proposals. Director Davis made a motion to send a thirty day cancellation notice to Bratton Pools. Director Martin seconded the motion. All were in favor. Director Martin made a motion to get additional bids before signing either contract with Quality Aquatics. Director Kearns seconded the motion. All were in favor. Director Martin will solicit the additional bids.

The trash can purchased for Tyler's Field has been received and will be installed shortly. Director Weider volunteered to paint the bench at Tyler's Field that is rusted and faded. Director Davis made a motion to authorize reimbursement of up to \$100 for the project. Director Alderete seconded. All were in favor.

Director Kearns volunteered to remove the dead shrubs from the entrance monuments and replace with new material. Director Davis made a motion to authorize reimbursement of up to \$1,000 for the project. Director Alderete seconded the motion. All were in favor.

The CAMI Report was reviewed. Director Davis volunteered to contact Inland Electric for several electrical issues noted. Director Weider will follow up on replacement or removal of a road sign with graffiti. Paul Weider will obtain a bid to have several missing shingles replaced on the park gazebo. Director Davis will contact a vendor to remove graffiti from the park sidewalk. The tennis court wind screens are down. The Board discussed the history and maintenance of the screens. Director Davis made a motion to remove the wind screens. Director Kearns seconded the motion. Vote was called; one abstained. Motion carried.

DEED RESTRICTIONS / ENFORCEMENT ACTIONS

The Board Referral List was discussed. The Board authorized additional correspondence from SCS Management regarding two violations. The Board authorized a lawsuit be filed against one owner for two outstanding violations.

ATTORNEY STATUS / LEGAL PROCEEDINGS:

The attorney status report was reviewed. The Board authorized filing a lawsuit for expedited foreclosure against one owner delinquent in assessments.

NEW BUSINESS:

Committee assignments were discussed. Director Kearns will work on the ACC Committee with Paul Weider. Director Martin will take over the PCA phone line responsibilities. All other assignments remain the same.

Mosquito fogging proposals were discussed and tabled pending additional information. Repair/replacement of the pool canopy was discussed. The Board tabled the issue for further evaluation.

Director Alderete will obtain pricing for new Splash Day and Facility Pass Registration signs. The information will be presented at the March meeting.

Facility pass registration was discussed and dates were chosen. Registration information will be mailed to all residents in March with registration beginning in April.

Membership to the Community Association Institute was tabled to the March meeting.

Several homeowner requests to waive late fees were presented to the Board. The Board authorized waiving late fees in each case where the owner shows proof payment was sent to the Association's previous lockbox address prior to the penalty date.

ADJOURNMENT:

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

Kelly Davis
Attest

3/20/12
Date

Sandra Weidze
Attest

3/20/12
Date