

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, May 15, 2012

The monthly meeting of the Providence Community Association Board of Directors was held on the above date at the Providence Clubhouse, located at 9114 Woodleigh Drive, Houston, Texas 77083. The meeting was called to order at 7:32 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

EXECUTIVE SESSION SUMMARY:

A hearing was held regarding a deed restriction violation and related fees. The violation has been corrected. The related fees were not waived by the Board.

MINUTES:

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

COMMITTEE REPORTS:

Landscape/Irrigation - The electrical issues are not yet corrected by the general contractor retained for this service. The Board opted to contact Inland Electric to address the issues. Director Davis noted she has scheduled time to complete the landscaping changes at the entrances.

Clubhouse – One electrical outlet cover has been broken. Director Kearns volunteered to replace it. It was also noted that ceiling repairs are needed inside the facility. Director Davis will contact a general contractor to inspect the area.

Parks/Playgrounds – Director Alderete advised she has scheduled the gazebo shingles to be replaced.

Pool - Due to an incident of vandalism, the lockbox at the pool must be replaced. Director Davis is coordinating this with the locksmith.

The 911 phone has been installed at the pool. Two new signs are required. Director Kearns made a motion to authorize Paul Weider to purchase and install the signs and to be reimbursed. Director Alderete seconded the motion. All were in favor.

The phone used by the lifeguards is no longer working. The Board authorized Quality Aquatics to purchase a new phone for the facility.

The Board discussed the handling of money collected for guest fees. Director Davis made a motion to authorize Director Weider to purchase and install a small safe to keep the money in and to be reimbursed up to \$50.00. Director Kearns seconded the motion. All were in favor.

Tennis Courts – The new wind nets have been installed.

Crime Watch – The Board will consider hiring security patrols during the summer.

Burned House – No recent progress has been made on the condition of the burned house.

TREASURER REPORT:

Director Weider presented the financial report noting a collection rate of 93% for 2012 assessments as of April

30, 2012. Expenses incurred as of the same date were 28% of that budgeted for the year. The Association has a total cash on hand amount of \$383,625.

Interest rates were reviewed for a CD maturing in the near future. Director Davis made a motion to move the CD to Community Association Banc with a twelve (12) month term and a 0.55% interest rate. Director Weider seconded the motion. All were in favor.

MANAGEMENT REPORT:

Ms. Cummings noted nineteen (19) accounts sent to the attorney for nonpayment of assessments, per the collection schedule in place.

The action item list was reviewed. Director Alderete reported she will contact AT&T to negotiate the phone and internet contract. Director ~~Weider~~ ^{Alderete} will contact Kingsbridge MUD regarding reimbursement of the internet charges. ^{also}

The CAMI Report noted graffiti on the playground equipment. Director Kearns volunteered to attempt to remove the graffiti.

DEED RESTRICTIONS / ENFORCEMENT ACTIONS

The Board Referral List was discussed. Two properties will be referred to the Association's attorney, three have been placed on hold and two have been cleared.

ATTORNEY STATUS / LEGAL PROCEEDINGS:

The attorney status report was reviewed. The Board authorized filing six lawsuits for expedited foreclosure. The Board approved one request for installment plan.

NEW BUSINESS:

The Board discussed the upcoming meeting dates and opted to forego the August meeting.

ADJOURNMENT:

There was no further business to come before the Board the meeting adjourned at 9:30 PM.

Kelly Davis
Attest

6/19/12
Date

Sandra Weider
Attest

6/19/12
Date