

**PROVIDENCE COMMUNITY ASSOCIATION, INC.**  
**Regular Meeting of the Board of Directors**  
**Tuesday, October 16, 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 7:30 p.m. with quorum established.

**PRESENT:** Kelly Davis, President  
Sandra Weider, Treasurer  
Matthew Kearns, Secretary  
Terrie Brown, SCS Management Services  
Judy Norton, SCS Management Services

**ABSENT:** Kip Martin, 1<sup>st</sup> Vice President  
Myra Alderete, 2<sup>nd</sup> Vice President

**GUESTS TO ADDRESS THE BOARD:**

John Buhner with Kingsbridge MUD was scheduled but unable to attend.

Mr. Baines on the 9100 block of Sabastian addressed the board in reference to deed restriction letters he had received for storing a trailer in his driveway. After discussion Director Davis motioned to waive the fee charged to his account this time only, stating that if he received additional letters he was to contact SCS Management right away. Director Kearns seconded the motion. All were in favor.

**MINUTES:**

The minutes of the monthly Board meeting held on September 18, 2012 were approved with correction after a motion from Director Davis and second from Director Weider. All were in favor.

Written:

**COMMITTEE REPORTS:**

**Tennis Courts** – The landscaper recommended replacing the trash cans at the tennis courts. The Board approved Paul Weider purchasing and installing the new cans.

Correction:

**COMMITTEE REPORTS:**

**Tennis Courts** – The landscaper recommended replacing the trash cans at the tennis courts. The Board approved Director Alderete purchasing and installing the new cans.

**COMMITTEE REPORTS:**

**Landscape/Irrigation** – Director Davis reported she had received a bid to trim approximately eleven trees over the drive. Director Davis motioned to approve the bid for tree removal at a cost of \$2399.00. Director Weider seconded the motion. All were in favor. There was further discussion of the possible need to treat the common area for ants. Director Davis will be meeting with Mary from Sunshine Landscape and Irrigation to give her the new keys for the facilities.

**Clubhouse** – Director Davis stated that due to a family emergency it would be another twelve to thirteen days before the walls in the clubhouse would be cleaned.

**Parks/Playground** – Mr. Weider reported that there were two (2) high intensity lights out as well as a problem with the timer at the tennis court. He also stated he had met with a representative from Sterris Engineering and they will be providing a proposal to install LED lights, replacing the high intensity lights. Replacement of the lights should extend the life time of the lights and save the association money in the long run.

**Pool** – Director Davis stated that she had spoken with Quality Aquatics and last month's problem with the pool was minimal and has been repaired.

**Tennis Courts** – Director Alderete has not been able to purchase the trash can yet. Mr. Weider stated that the lights were temporarily fixed.

**Burned House** – A slight change in the appearance to the home was noted.

**Crime Watch** – Director Davis reported that there had been a fight at the intersection of Stanbridge and Woodleigh involving a large group of kids.

Director Kearns reported that he had put together an inventory of the Christmas decorations. After discussing the current inventory Director Davis motioned to approve spending \$500.00 on new decorations. Director Kearns seconded the motion. All were in favor.

There was a brief discussion in reference to the entrance lighting. Director Davis contacted Director Martin by phone, according to Director Martin it was his understanding that the lighting was repaired.

**TREASURER REPORT:**

Director Weider presented the financial report noting a collection rate of 97% for 2012 assessments as of September 30, 2012. Expenses incurred as of the same date were 67% of that budgeted for the year. The Association has a total cash on hand amount of \$305,499.35.

*2013 Budget*

There was a brief discussion referencing a budget meeting and possible items to include on the budget.

*2013 Assessment Rate*

Director Davis motioned to approve a \$5.00 increase for the 2013 assessment rate. Director Kearns seconded the motion. All were in favor. The 2013 assessment rate will be \$280.00

**MANAGEMENT REPORT:**

*Action Item List*

The current action item list was provided and reviewed.

*CAMI*

The report was presented and briefly reviewed, most action noted had been discussed during the committee reports.

**DEED RESTRICTIONS / ENFORCEMENT ACTIONS**

The Board Referral List dated October 4, 2012 was provided and reviewed. Several properties were approved for legal action. Director Davis motioned to approve all action taken. Director Kearns seconded the motion. All were in favor.

**ATTORNEY STATUS / LEGAL PROCEEDINGS:**

The September 2012 Attorney Status Report was reviewed in detail. Several properties previously on hold were authorized for continued collection action.

**NEW BUSINESS:**

*Gazebo*

No discussion due to Director Alderete's absence.

*Lockbox*

No action taken.

*Pool Passes*

No discussion due to Director Martin's absence.

*New Signs for Pool and Parks*

Discussion Tabled.

**ADJOURNMENT:**

There being no further business to come before the Board, Director Davis motioned to adjourn the meeting. Director Kearns seconded the motion. All were in favor, meeting adjourned at 9:00 PM.

Kelly Davis  
Attest

12/4/12  
Date

Sandra Weidax  
Attest

12/4/12  
Date