

**PROVIDENCE COMMUNITY ASSOCIATION, INC.**

**Regular Meeting of the Board of Directors**

**Tuesday, May 21, 2013**

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 7:33 p.m. with quorum established.

**PRESENT:**

Kelly Davis, President  
Pat Walker, 2<sup>nd</sup> Vice President  
Sandra Weider, Treasurer  
LaVerne Younger, Secretary  
Terrie Brown, SCS Management Services

**ABSENT:**

Paul Weider, Vice President

**GUESTS TO ADDRESS THE BOARD:**

Mr. John Buhner with the Kingsbridge MUD attended the meeting stating work was underway on the Kingsbridge MUD construction project.

Ms. Sheila Roberts stopped by the meeting to drop off her assessment payment and questioned when the last day of pool registration would be.

**MINUTES:**

Director S. Weider motioned to approve the minutes of the April 16, 2013 General Session meeting without correction. Director Younger seconded the motion. All were in favor.

**COMMITTEE REPORTS:**

**Landscape/Irrigation** – Director Davis stated that a new irrigation company may be necessary as the irrigation was not being maintained properly. They may also need to extend the irrigation line at the entry ways for better coverage.

**Clubhouse** – Director Davis stated they were waiting on the bid to paint the inside of the clubhouse. Also discussed was the need to repair/replace the lattice in the pool area. Decision was made to wait until after pool season for the replacement, minor repairs may be made in the interim.

**Parks/Playground** – Director S. Weider stated that Director P. Weider was working with Inland Electric to go over lighting and should have the information before the next meeting.

Director S. Weider motioned to approve replacement of the electrical box in question. Director Walker seconded the motion. All were in favor.

Ms. Sullivan stated that she received a call from a company wanting entrance to the pool to fill the soda machine. Director Davis requested the number be forwarded to her as they needed to discuss the agreement prior to filling the machine.

**Tennis Courts** – Director S. Weider stated that Director P. Weider was obtaining bids on a different type of lighting that had the same efficiency as LED lighting but was much less expensive.

**Crime Watch** – No report given.

**PCA Phone Line** – Director Walker stated that there had been no calls recently to report.

**Pool** - Splash Day was briefly discussed. Director Davis stated that the pool was ready to open and that the guards were instructed to strictly enforce the pool rules. The process of handling trouble people at the pool was discussed.

**TREASURER REPORT:**

Director Weider presented the financial report noting a collection rate of 92% for 2013 assessments as of April 30, 2013. Expenses incurred as of the same date were 19% of that budgeted for the year. The Association has a total cash on hand amount of \$388,826.64. Director Davis motioned to approve the Treasurers Report as given. Director Younger seconded the motion. All were in favor.

**MANAGEMENT REPORT:**

Ms. Sullivan gave a brief review of the May Management Report as well as reviewing the 2013 collection schedule. Ms. Sullivan reported that there were currently 20 delinquent properties recommended to for further collection action. All were in agreement to move forward with action.

*Action Item List*

The current action item list was provided and reviewed. Director Davis distributed several tennis court keys.

Director Davis provided the current pool rules with several changes in wording made.

Director Davis motioned to contract a welder to repair the tennis court gate/door. Director Younger seconded the motion. All were in favor.

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The May 3<sup>rd</sup> report was presented and briefly reviewed.

**DEED RESTRICTIONS / ENFORCEMENT ACTIONS**

Due to Director P. Weider's absence the referral list was not reviewed.

**ATTORNEY STATUS / LEGAL PROCEEDINGS:**

The April 2013 Attorney Status Report was reviewed, Ms. Sullivan reviewed the status of properties listed. Director Davis signed off on the Appointment of Trustee for one property. Another property was reviewed for consideration of waiver of fees. All were in agreement that no waiver be given. Director S. Weider motioned to approve all action taken. Director Walker seconded the motion. All were in favor.

**NEW BUSINESS:**

Request for Waiver

The board reviewed two (2) requests for waiver of fees. After reviewing the documentation presented the board approved one waiver and denied the other. All were in agreement.

**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.

*Kelley Davis*

Attest

*6/18/13*

Date

*Raylene Younger*

Attest

*6/18/13*

Date