

**PROVIDENCE COMMUNITY ASSOCIATION, INC.**

**Regular Meeting of the Board of Directors**

**Tuesday, July 16, 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. Director Davis called the meeting to order at 7:32 p.m. with quorum established.

**PRESENT:** Kelly Davis, President  
Paul Weider, Vice President  
Pat Walters, 2<sup>nd</sup> Vice President  
LaVerne Younger, Secretary  
Terrie Sullivan & Telee Sampsel, SCS Management Services

**ABSENT:** Sandra Weider, Treasurer

**GUESTS TO ADDRESS THE BOARD:**

Mr. Schroeder from the 14000 block of Knights Way was in attendance to discuss a letter of violation he received. Discussion followed, Director Davis thanked Mr. Schroeder for attending letting him know he would be notified by mail of the board's decision.

Mr. John Buhner of the Kingsbridge MUD was in attendance and reported that the drainage work was going along fine and questioned if anyone had any questions and/or concerns. A brief discussion followed.

Mr. Buhner also expressed a complaint in reference to requesting information during the refinancing of his home. Ms. Sampsel explained the process, discussion followed.

Ms. Jayshree Vyas addressed the board expressing two concerns. One was referencing cars parking on the street, namely a neighbor who repeatedly parked behind her driveway. Director P. Weider explained that the association did not have authority to stop people from parking on the street as the streets were owned by the county.

Ms. Vyas also questioned what could be done to a neighbor's tree that was growing over her driveway and garage area. There was a brief discussion, Ms. Vyas was told that the association couldn't do anything about the trees however if the tree branches were hanging over her property she had the right to trim them back as needed.

**MINUTES:**

The minutes of the monthly Board meeting held on June 18, 2013 were approved without correction after a motion from Director Davis and a second from Director P. Weider. All were in favor.

**COMMITTEE REPORTS**

*Landscape/Irrigation*

Director Davis reported that there were still quite a few problems with the irrigation system, a brief discussion followed in reference to the time frame the irrigation was running.

*Clubhouse*

Director Davis stated that she had spoken with Ms. Toomey, the clubhouse coordinator and was told that she was no longer able and/or interested in handling the clubhouse reservations and would like to resign by approximately September 2013. Director Davis suggested she take over the clubhouse from September thru January so that the board could have a better idea of the actual work involved as well as the process in renting the clubhouse.

*Parks and Playgrounds*

Director P. Weider stated that he was still researching lighting for the common areas, however was having difficulty getting Inland Electric to return his calls to verify what is currently there. He also reported that he had found a new type

of lighting that had the same efficiency as the LED lights but with longer life, lasting approximately 100,000 hours.

*Pool*

Director Davis stated that the prior supervisor at the pool had been terminated and two new supervisors were hired and now working at the pool. Over all the pool was running smoothly.

Director P. Weider suggested the board purchase game cameras for the pool area stating they were fairly inexpensive and were motion censored. Director Davis motioned to set aside up to \$500.00 for the purchase and installation of the cameras. Director Younger seconded the motion. All were in favor.

*Tennis Court*

Director Walters stated that the tennis court windscreens had been tacked up but had come back down again.

*Crime Watch*

No report given.

*PCA Phone Line*

No report given.

*Volunteers*

No report given.

**TREASURER REPORT:**

Ms. Sullivan presented the June 30, 2013 financial report stating that the association was currently 96% collected on the current assessments with \$175,603.67 collected to date and 98% on the total income with \$192,517.85 collected. Also noted was that the association was at 41% of the budgeted expenses. Ms. Sullivan also gave a brief review of the current balance sheet.

**MANAGEMENT REPORT**

Ms. Sullivan briefly reviewed the July 2013 Management Report stating that the next step in the collection process was to file liens on delinquent accounts. This process will be done by the association's attorney individually as each account is processed.

Director Davis questioned if the board would be planning a final pool pass day and if so, when? Decision was made for the final day to be held on Friday, July 26<sup>th</sup>. Each Director was instructed to pull any phone numbers to contact anyone still needing pool tags.

*Action Item List*

The current action item list was provided and briefly reviewed.

*CAMI*

Ms. Sullivan stated that there were no new items listed on the CAMI.

**DEED RESTRICTIONS / ENFORCEMENT ACTIONS**

*Board Referral List*

The Board Referral List dated July 3, 2013 was provided and reviewed. Action was taken on multiple properties. Director Davis motioned to approve all action taken. Director P. Weider seconded the motion. All were in favor.

**ATTORNEY STATUS / LEGAL PROCEEDINGS:**

The current Attorney Status Report was briefly reviewed. One property was authorized for Expedited Foreclosure Suit.

Director Davis motioned to approve renewal of the SCS Management contract. Director P. Weider seconded the motion. All were in favor.

**ADJOURNMENT:**

There being no further business to come before the Board, Director Davis motioned to adjourn the meeting. Director Walters seconded the motion. All were in favor, meeting adjourned at 9:18 PM.

Kelly Davis  
Attest

9/17/13  
Date

Sam Serna Younger  
Attest

9/17/13  
Date