

**PROVIDENCE COMMUNITY ASSOCIATION, INC.**  
**Regular Meeting of the Board of Directors**  
**Tuesday, October 15, 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 7:30 p.m. with quorum established.

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

**GUESTS TO ADDRESS THE BOARD**

Mr. John Buhner of the Kingsbridge MUD was in attendance and reported that they were approximately 75% completed on the drainage work within the community.

Ms. Debbie Hooper was in attendance to provide information on starting an ENewsletter for the community. Information was given out for the board's review and discussion.

Mr. Rob Finley questioned the board on several deed restriction matters including shutters on homes, trash cans in street view and work trucks. Discussion followed with the board responding that although shutters are not required, if you have shutters they must be kept in good repair, trash cans are to be kept out of street view and work trucks continue to be a problem in the community.

**MINUTES**

The minutes of the monthly Board meeting held on September 17, 2013 were approved with correction after a motion from Director Davis and a second from Director Younger. All were in favor.

**COMMITTEE REPORTS**

*Landscape/Irrigation*

Director Davis gave a brief report on landscaping stating that it seems to be "okay" at the moment.

*Clubhouse*

Director Davis reported that the contractor came <sup>to give Abid</sup> ~~to paint the~~ clubhouse and after looking it over suggested they paint the entire clubhouse area instead of just portions. He will texture the ceiling to match the existing as well as check for any leaks. Director S Weider motioned to approve the additional work at a cost of \$1000.00. Director Davis seconded the motion. All were in favor.

*Parks/Playgrounds*

No report given. Purchasing of signs was tabled.

*Pool*

Director Davis reported that Rachel with Aquatic Advisors, informed her that they have had to shock the pool extensively to keep it clean. A recommendation will be given on the pool. Director Davis stated that it was her understanding there would be serious changes with the lifeguards for the next pool season.

*Tennis Court*

It was noted that the locks had been <sup>REPAIRED</sup> ~~rekeyed~~. There was no further discussion.

*Crime Watch*

Director Davis reported that there had been a recent break in within the community.

**TREASURER REPORT**

Director S. Weider presented the financial report stating that with \$180,338.02 on hand; the association was 98% collected for 2013 assessments as of September 30, 2013. Expenses incurred as of the same date were 61% of that budgeted for the year.

**MANAGEMENT REPORT**

Ms. Sullivan gave a summarized review of the October 2013 Management Report.

*Action Item List*

The current action item list was provided and reviewed.

*CAMI*

There was a brief review of the October 4<sup>th</sup> CAMI Report, no new items were noted.

**DEED RESTRICTIONS / ENFORCEMENT ACTIONS**

*Board Referral List*

The current referral list was reviewed. Director Davis motioned to approve all action taken. Director S Weider seconded the motion. All were in favor.

**ATTORNEY STATUS / LEGAL PROCEEDINGS**

The current status report was presented and briefly reviewed. Several properties will be reviewed in further detail during the Executive Session.

**OLD BUSINESS**

*Community Lights*

Director P Weider stated that he had located an additional company to provide an estimate for lighting.

*2014 Budget*

The 2014 preliminary budget was briefly discussed and table. Director S Weider will set up a date for a budget meeting to review in more detail.

*2014 Assessment*

Director S Weider motioned to approve the 2014 assessment rate at the same rate as 2013, \$280.00. Director Davis seconded the motion. All were in favor.

**NEW BUSINESS**

*Website*

Director Davis motioned to approve the ENewsletter as presented by Ms. Hooper at a cost of \$81.00 for six (6) months. Director P Weider seconded the motion. All were in favor.

**ADJOURNMENT**

There being no further business to come before the Board meeting adjourned at 8:50 PM.

**EXECUTIVE SESSION SUMMARY**

The clubhouse administration was briefly discussed. Suggestion was made to have community volunteers clean out the closet in the clubhouse and the guard room. Approval was given for continued collection action on two properties.

**ADJOURNMENT**

There being no further business to come before the Board Director S Weider motioned to adjourn. Director Davis seconded the motion. Meeting adjourned at 9:15 PM.

Kelly Davis  
Attest

11/19/13  
Date

Sandra Weider  
Attest

11/19/13  
Date