

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, September 16, 2014

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 7:31 p.m., quorum was established.

PRESENT:

Kelly Davis, President
Rob Findlay, Vice President
Laura Dawson, 2nd Vice President
Sandra Weider, Treasurer
LaVerne Younger, Secretary
Terrie Sullivan, SCS Management Services

GUESTS TO ADDRESS THE BOARD

Ms. Catherine Halgado questioned if there was a patrol in the community as her car had been vandalized. A brief discussion followed.

Mr. John Buhner from the Kings Bridge MUD was in attendance and stated that the MUD had recently contracted security guards from Seal Security. They are trying to cover the entire area of approximately 2700 homes 24/7 until Spring. Mr. Buhner emphasized that in an emergency 911 should always be called.

Mr. Buhner also reported that the June water outage was due to human error and hopefully wouldn't happen again.

MINUTES

Director Weider motioned to approve the July 15, 2014 General Session minutes without correction. Director Davis seconded the motion. All were in favor.

COMMITTEE REPORTS

Landscape

Director Dawson reported that Mr. Hector with Advanced Water Works suggested conducting an assessment on the irrigation system in October at a cost of \$200.00. Director Davis motioned to approve the work. Director Younger seconded the motion. All were in favor.

It was also noted that there was one light out at the entrance that needed to be addressed.

Parks & Playgrounds

Mr. Paul Weider reported that he had given out bid specs to four different companies for repair to the park lighting. Director Davis will also forward the request to Inland Electric.

PCA Phone Line

Director Younger reported that there had ^{been} several calls with mostly advertising and hang-ups.

Pest Control

Decision was made to increase mosquito fogging to two (2) times per week.

Clubhouse

Director Davis stated that due to the problem with locating a new clubhouse coordinator Ms. Liz Toomey has agreed to continue working with the clubhouse through January 2015.

Directory Younger will be contacting Taurus AC to check the air conditioner in the clubhouse as it has not been working properly.

It was also noted that Mr. Paul Weider had repaired the front door.

Pool

Director Davis stated that the 911 phone line was not working; Mr. Paul Weider will check the phone.

After discussion, it was determined that the pool chairs be cleaned and repaired. Director Davis motioned that they begin with 10 chairs/lounges having them cleaned and restored. Director Dawson seconded the motion. All were in favor.

Director Davis stated that the pool company would be providing a bid to repair the tile around the pool. Also noted was that the pool had broken into two more times.

Tennis Courts

There was discussion in reference to resurfacing the tennis courts and the cost. Director Weider motioned that any decision be tabled until the following month. Director Davis seconded the motion. All were in favor.

TREASURER REPORT

Director Weider presented the financial report noting a collection rate of 97% for 2014 assessments as of August 31, 2014. Expenses incurred as of the same date were 83% of that budgeted for the year. The Association has a total cash on hand amount of \$282,856.78.

MANAGEMENT REPORT

Ms. Sullivan gave a brief review of the September Management Report reviewing the association's collection status.

Director Weider motioned to send 2nd demands to all 2014 accounts at the attorney's office. Director Findlay seconded the motion. All were in favor.

Action Item List

The current action item list was provided and reviewed.

Director Davis reported that she was having two keys made for the front door in case of a repeat of battery failure in the future.

Director Weider motioned to change the CAMI's (Common Area Maintenance Inspections) to quarterly inspections rather than monthly. Director Davis seconded the motion. All were in favor.

CAMI

The September report was presented and reviewed.

DEED RESTRICTIONS/ENFORCEMENT ACTIONS/ACC Report

The September 4, 2014 referral list was presented and reviewed. Director Davis motioned to approve all action taken, Director Younger seconded the motion. All were in favor.

One application for replacing a garage door was reviewed. Director Davis motion not to approve the application as it was different from any other garage doors in the community. Director Dawson seconded the motion. All were in favor.

ATTORNEY STATUS / LEGAL PROCEEDINGS

The status report was provided and reviewed, no action was taken.

OLD BUSINESS

Director Davis stated that the contractor hired to paint the fence around the pool had significantly under bid the job and would be resubmitting with a corrected number.

NEW BUSINESS

2015 Budget and Assessment Rate

Director Davis motion to increase the 2015 assessment amount to \$285 from \$280. Director Younger seconded the motion. All were in favor.

The board will continue to review the budget prior to making a decision.

There was a brief discussion in reference to the annual meeting coming up in January.

Director Davis motioned to approve Directors Weider's purchase of a hole puncher for use with pool registration. Director Younger seconded the motion. Motion passed.

ADJOURNMENT:

There being no further business to come before the Board, Director Davis motioned to adjourn the meeting. Director Dawson seconded the motion. All were in favor, meeting adjourned at 8:50 PM.

Attest Kelly Davis

Date 10/21/14

Attest [Signature]

Date 10/21/14