

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, July 21, 2015

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 7:36 p.m., quorum was established.

PRESENT: Kelly Davis, President
Rob Findlay, Vice President
Laura Dawson, 2nd Vice President
Terrie Sullivan, SCS Management Services

ABSENT: Karen Blakeman, Secretary/Treasurer

GUESTS TO ADDRESS THE BOARD

Ms. Nancy Marquis from the 8600 block of High Haven was present to address the board in reference to a deed restriction violation she has been cited for. Ms. Marquis stated that her 91 year old mother lives with her and owns an '83 BMW that is kept covered to protect that car and to keep water from leaking into the trunk. There was continued discussion in reference to the vehicle in question and other vehicles located on the property. She also stated a letter was sent requesting a hearing but that she never received a response. Director Davis thanked Ms. Marquis for coming and let her know that she would receive a response in writing from SCS with the boards decision.

MINUTES

Director Dawson motioned to approve the May 19, 2015 General Session minutes with correction. Director Findlay seconded the motion. All were in favor.

COMMITTEE REPORTS

Landscape/Irrigation

Director Dawson reported that the water meter had finally been installed and was now up and running. She also presented a proposal from Advanced Water Works stating that although some work was approved, there were additional items needed, increasing the cost from \$350.00 to \$528.00. Director Davis motioned to approve the additional work and expense. Director Dawson seconded the motion. All were in favor.

Tennis Courts

No report given.

Clubhouse

There was discussion in reference to the clubhouse and payments received from rentals as well as directors numbers being given out to residents.

Pool

Director Davis stated that she had stopped approving payments on pool management until the board is able to meet with Aquatic Advisors. Director Davis stated that there are items that she's been asking for and not receiving as well as other misc. problems.

Crime Watch

Director Davis stated that there was a problem at the pool recently where the guards called the Seals instead of the police. Discussion followed.

TREASURER REPORT

Ms. Sullivan of SCS Management Services reviewed the June 30, 2015 financials going over the balance sheet and Actual vs Budget report in detail.

Director Findlay motioned to appoint Director Blakeman as Treasurer. Director Dawson seconded the motion. All were in favor.

The Representation Letter from Mr. McKenna, CPA, was presented for review and signature as was the 2014 US Tax Return.

MANAGEMENT REPORT

Ms. Sullivan reviewed the July Management Report. Ms. Sullivan stated that due to an error in processing, the Notice of Delinquencies had to be redone, therefore pushing the attorney demand letters back a month.

Action Item List

The current action item list was provided and reviewed; several items were marked as closed.

CAMI Report

The July 14, 2015 report was presented and reviewed.

DEED RESTRICTIONS/ENFORCEMENT ACTIONS/ACC Report

The July 9, 2015 referral list was presented and reviewed; several properties had violations cleared and several properties were authorized for further enforcement action. Director Dawson motioned to approve all action taken. Director Findlay seconded the motion. All were in favor.

ATTORNEY STATUS / LEGAL PROCEEDINGS

Ms. Sullivan gave an over all review of the report. One property was approved for foreclosure action after a motion from Director Findlay and a second by Director Dawson.

NEW BUSINESS

AT&T

A notice from AT&T was reviewed; Ms. Sullivan will contact and confirm the current contract.

Travelers Insurance Forms

The insurance proposal for Directors & Officers was reviewed with changes originally requested. Director Findlay motioned to accept the proposal, Director Dawson seconded the motion. All were in favor.

Aquatic Advisors Est #421

Decision on the estimate was tabled until another bid could be solicited.

Signature Cards

A new signature card was provided for signature due to the resignation of Director Jacobs. The directors present signed the card, Director Davis will hold the card and have Director Blakeman sign and then submit to SCS.

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 9:30 PM.

Kelly Davis

Attest

8/18/15

Date

[Signature]

Attest

8/18/15

Date