

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, October 18, 2016

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 7:33 p.m., with quorum established.

PRESENT:

- Kelly Davis, President
- Rob Findlay, Vice President
- Laura Dawson, 2nd Vice President
- Karen Blakeman, Secretary
- Saundra Saunders, Treasurer
- Terrie Sullivan, SCS Management Services

MINUTES

Director Findlay motioned to approve the September 20, 2016 General Session minutes with correction. Director Blakeman seconded the motion. All were in favor.

Written:

It was also brought up about the incident when the concrete was mistakenly done. It was reported that several of the MUD board members walked across the freshly poured concrete, the cones fencing off the newly poured area were removed and the workers were sent home.

Correction:

It was also brought up about the incident when the concrete was mistakenly done, as it was reported that several of the MUD board members walked across the freshly poured concrete.

GUESTS TO ADDRESS THE BOARD:

No guests were present to address the board.

COMMITTEE REPORTS

Landscape/Irrigation

Director Dawson reported that she had not met with the landscaper lately however there seemed to be an epidemic with moths and worms killing the grass.

Clubhouse

Director Davis reported that there were approximately three (3) rentals in August, none in September and one (1) in October. She also reported that she was almost done with the clubhouse manager's guidelines.

Crime Watch

Director Davis reported that there had been quite a few trucks broken into, residents were encouraged to lock their vehicles and to call in and report any disturbances.

Tennis Courts

Director Dawson reported that the timer on the lights had been reset.

Volunteers

Director Blakeman stated that she has been unsuccessful in locating someone to bring in the pool trash cans.

Pest Control

Director Davis stated that she had spoken with Ms. Lisa Bailey at Northwest Pest Control and due to the amount of mosquitoes had increased the fogging to three (3) visits per week until December 15th. Director Dawson motioned to approve this action. Director Saunders seconded the motion. All were in

favor.

TREASURER REPORT

Director Saunders reviewed the September 30, 2016 financial report.

Director Dawson motioned to give a pass and key to a resident on Chelsworth due to the circumstances surrounding the request. Director Blakeman seconded the request. All were in favor.

MANAGEMENT REPORT

Mrs. Sullivan reviewed the October Management Report going over the percentages collected and expended. A brief discussion followed.

Action Item List

The current action item list was provided and reviewed.

Director Dawson motioned to approve that Inland Electric replace the lights at the entrance monument to ones that are more assessable for repair. Director Saunders seconded the motion. All were in favor.

Ms. Sullivan was instructed to contact Northwest Pest Control concerning fogging at the community parks.

CAMI

The quarterly report was presented and reviewed.

OLD BUSINESS

2017 Budget and Assessments

Director Blakeman motioned to approve the budget as amended. Director Saunders seconded the motion. All were in favor.

Director Blakeman motioned to increase the 2017 assessment rate by \$5.00 making it \$295.00. Director Dawson seconded the motion. All were in favor.

NEW BUSINESS

ACC Guidelines

Ms. Sullivan with SCS Management Services presented a copy of the older guidelines stating that if the board would like to use the booklets they would need to be updated including the new laws etc. After discussion it was determined that the booklet should be updated and the community websites should be listed in them as well.

SCS Association Item Report

The item report was presented and reviewed; Director Blakeman motioned to make the following changes. Director Saunders seconded the motion, motion passed:

- Statements – 250
- NNC – 100
- IP – 20
- Notice of Delinquency – 50 (same)

CPA Engagement Letter

Director Findlay motioned to approve the engagement letter from Kevin McKenna for a review and tax preparation for the 2016 financials. Director Saunderson seconded the motion. All were in favor.

DEED RESTRICTIONS/ENFORCEMENT ACTIONS/ACC REPORT

The October 5, 2016 Board Referral list was presented and reviewed by the Board; action was taken on several properties. Director Blakeman motioned to approve all action taken. Director Saunders seconded the motion. All were in favor.

ATTORNEY STATUS

Ms. Sullivan gave an overview of the current status Report from Holt & Young.

ADJOURNMENT:

There being no further business to come before the Board, Director Blakeman motioned to adjourn the meeting. Director Finlay seconded the motion. All were in favor.

Meeting adjourned at 9:30 pm

Kelly Davis
Attest

2/21/17
Date

S.M. Saunders
Attest

~~2/21/17~~ 2/21/17
Date