

PROVIDENCE COMMUNITY ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, September 19, 2017

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 7:04 p.m., with quorum established.

PRESENT: Kelly Davis, President
Rob Findlay, Vice President
Laura Dawson, 2nd Vice President
Saundra Saunders, Treasurer
Tommy Armor, Secretary
Tammi Norris, SCS Management Services

MINUTES

Director Dawson motioned to approve the July 18, 2017 General Session minutes without correction. Director Findley seconded the motion. All were in favor. .

GUESTS TO ADDRESS THE BOARD

There were no guests to address the Board.

COMMITTEE REPORTS

Landscape and Irrigation

Director Dawson stated that the landscape is in order with one bush at clubhouse on schedule to be replaced. She will ask Pedro to check oak trees sprouting up on SW side of Clubhouse. One irrigation pipe break repair is scheduled and irrigation cage will be installed to cover meter wrench.

Park/Playground

Director Dawson motioned to increase mosquito spraying form once to twice weekly through end of October. Director Findley seconded motion. All were in favor.

Tennis Courts

Nothing to report.

PCA Phone Line

Director Saunders reported other than graffiti and vandalism at the pool there is nothing to report.

Pest Control

Director Davis reported that the pool gate and clubhouse code are being reset and Director Findley will notify Don's Pest Control.

Clubhouse

Admin Paige Toussaint resigned her position and received final payment in August 2017. SCS Go training for Tommy and Alyssa on Clubhouse Reservation Calendar will be scheduled. Director Saunders motioned clubhouse admin candidate Alyssa to begin immediately on 90 day probation. Director Armor seconded the motion. All were in favor. Director Findley suggested the eight outside panels painted blue should be repainted to match the clubhouse. Director Armor motioned assigning work to Mr. Zeno with a \$200.00 limit and paint will be provided to him. Director Saunders seconded the motion. All were in favor.

Pool

It was reported that GHPM has done a great job with pool management, cleaning, closures, repairs and Splash Day. Pizza was a good option to chili dogs for Splash Day. 2018 season registration dates will be revised.

Crime Watch

Mr. Warren Walters of Sebastian volunteered to join the Crime Watch committee. Mr. Tuan will be notified he can pair up with Mr. Walters.

Volunteers

Mr. Warren Walters of Sebastian joined the Crime Watch Committee. Mr. Rick Day Leafmore will assist Director Findley with pool security. Ms. Erin Coleman will be responsible for PCA sign display.

TREASURER REPORT

Director Saunders reviewed the August 31, 2017 financial report stating PCA is in good standing. Director Findley requested itemized list of G/L Account 6200 Other Repairs and move Insurance accrual to show the actual month it was paid.

MANAGEMENT REPORT

Director Saunders reviewed the August Management Report stating that the association was currently 97% collected on assessments, 92% collected on total income and at 52% of the budgeted expense.

Action Item List

The current action item list was provided and reviewed in detail.

OLD BUSINESS

Director Findley discussed pool security cameras. Eight cameras with equipment, material and connected to internet is approximately \$500.00 and another \$500.00 to install. Director Dawson motioned to approve if cost does not exceed \$1500.00. Director Armor seconded the motion. All were in favor. Director Findley will lead equipment purchase and Director Davis will look for installation contractor.

NEW BUSINESS

Clubhouse Rental for Dance Classes

Requestor found another location and has withdrawn her request

ADJOURNMENT:

There being no further business to come before the Board, meeting adjourned at 8:12 pm

EXECUTIVE SUMMARY

Ms. Norris of SCS Management Services gave a brief review recommending reduced citing for Deed Restriction Violations and temporary hold on Attorney Collections in the month of September while so many are recovering from Hurricane Harvey.

DEED RESTRICTION/ACC REPORT

Deed Restriction and Board Referral Report will be held for review in October. Request for variance on Delbarton will be placed on Board Hold for owner to make repairs. ACC Application for Chesney Downs was approved.

ATTORNEY STATUS REPORT

Report will be held for review in October

Meeting adjourned at 8:31 pm.

Kelly Davis
Attest

10/17/17
Date

J. M. Saunders
Attest

10/17/17
Date