



	Location: Zoom Teleconference
	November 6, 2020
	Time: 3 p.m.

The SOLA CITY HOMES HOMEOWNERS ASSOCIATION Board of Directors Meeting

CALL TO ORDER – Barbara Hohlt called the meeting to order.

ROLL CALL – Barbara Hohlt, and Christine Wren were present via webconference. Judi Smith from Team Group was not in attendance.

REVIEW MINUTES – BoD approved the October 2020 minutes, and they have posted at <https://solacityhoa.com/board-meeting-minutes/>.

FINANCIAL OVERVIEW – NOTICE! Homeowners Associations Dues Increase

The BoD reviewed **October** financials provided by Team Group Systems. There are **12 units currently 30-60 days late** in paying their HoA fees, **5 units are 60-90 days late** in paying their HoA fees. Another **3 units are over 90 days late** on their HoA fees. **Letters are being sent to the owners who are not maintaining current HoA dues payments.** If you are not currently paying your HoA fees timely, please reach out to Team Group Systems as soon as possible to avoid additional late fees. Auto payment (ACH) is offered through Team Group Systems, our management company, at 2800 S IH 35 Frontage Rd #110, Austin, TX 78704. We also have a pay portal with Pay Lease/Zego where you can pay both water utilities and HOA dues. Please contact Team Group Systems for details.

Sola City Homes has three ways for owners to pay their monthly dues.

- Pay Online through [PayLease/Zego](#) for both HoA dues and the MeterTex bill
- Sign up for Electronic Funds Transfer Authorization (ACH). You can get the form from our [website](#) under the HoA owner's only section. If you need a password, please email the board@solacityhoa.com.
- Mail a check to Team Group Systems

Please remember that your **HoA dues are due on the 1st of each month.** The remainder of your monthly obligation to the HoA is the amount posted on your MeterTex bill (utility - Personal water, your portion of community water, weekly trash & recycling), which is due on the date posted MeterTex bill. Letters have been sent to all owners that are more than 30 days late on HoA dues, MeterTex bill, or both to work to bring all owners current.



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NOTICE! Homeowners Associations Dues Increase

At the recommendation of the Reserve Study findings, the Board approved the **increase of the Homeowners Association Dues effective January 1, 2021 to \$330.00 per month.**

Key Findings from the Reserve Study:

“You are a young community that is well positioned to tackle future expenses. In comparison with a vast number of communities we work with, you are in a better situation both financially and physically. It is however important that you continue to improve upon your situation and adjust your reserve contributions to meet your set goals and expectations.” – Stuart Wilkinson, RS®, Reserve Study Group



The fully funded balance is equal to the total depreciable cost of all the Association’s reserve components. It is determined by dividing each reserve component’s cost by its useful life, and multiplying that by the number of years the component has been in service (effectively its age).

RSG recommends a Full Funding plan, which sets the goal of achieving one hundred percent fully funded reserves by the end of the 30-year projection period. They feel this approach provides a solid platform to address future needs, thus dramatically reducing the need for special assessment.

2020 Completed Overview

- Drainage behind Building 8 & 9, engineers inspected, and proposed minor changes that were completed. Also, the HoA added fencing to the bottom of the gate access
- Cleaned up/wrap up of site after paint project
- New address signs, six benches throughout common area
- Tree canopy raised on legacy trees, sod in portions of the community
- Monthly Rodent/Wildlife Management for the common area
- Quarterly General Pest Control Owner discount
 - Owners should call 512-837-8545 and provide account number 60633333
 - in name of Sola, 2520 Bluebonnet Austin TX 78704 -
 - Advise them you want the discount for interior treatment.
- Landscaping – tabled until the next regular Board meeting with the new Board of Directors.



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OLD BUSINESS

- **Sola City Homes Annual Meeting is scheduled for November 7, 9:00 AM**, via an online meeting.

- **Pet Poisoned from Bait Stations**
 - First, the critical part - everyone is ok! One of the dogs in our community ate the poison inside one of the rodent bait stations around our property. She was taken to the emergency veterinarian, and fortunately, she has fully recovered. To prevent this type of issue from happening again in the future, the bait stations were locked and secured with zip ties not to be opened. ChemFree volunteered to pay a portion of the veterinary bills, and the HOA contributed to this, as well. We want everyone to be safe, so please make sure pets and children avoid the bait stations. The only people who should handle these bait stations are the technicians from ChemFree.

- **Past Due Accounts September 2020 Financials**
 - Team Group Systems will be sending letters to owners that are not current on their HoA dues.

- **Paint Repairs and Touch-ups**
 - Please submit all paint repairs or touch-up requests with a location, description, and photos, if possible.
 - As part of the multi-year warranty provided by Jeff Hawken and the Texas Painting Company (2019 Paint Project), they will make three returns for repairs and touch ups.

- **Building 1 needs to be scheduled for sod.** The previous Board approved the installation of sod for building 1 in 2019, and not installed.

- **REMINDER:** All owners are responsible for the maintenance and repair of their wrought iron fences. Please make sure you are maintaining them. Only wrought iron matching gates are allowed.



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- Gas leak repairs to Unit 41 & 42 were approved by the Board. The Board is looking at options to see if additional inspection and/or repairs need to be made.
- The Board approved the purchase of an annual subscription for zoom meetings. The board also extended the GoDaddy subscription and approved the cost for two years.
- The Board reviewed a number of complaints from owners including the use of garage space for other uses than parking cars and leaving garage doors open for extended periods of time. It is the opinion of the Board that they will not be enforcing the extended use of garage space which goes against the Condo documents, however, did not take in consideration of a worldwide pandemic when originally written. The remainder of the complaints will be tabled until the new Board of Directors is in place after the annual meeting.

NEW BUSINESS

All other items are tabled until the new Board of Directors is in place after the Annual Meeting.

ADJOURNMENT – 4:30 p.m.

Minutes submitted by Christine Wren

Minutes Approved: Sola Board of Directors

You can find Sola City Homes on the web and social media at:

Website: <https://solacityhoa.com/> | Facebook: <https://www.facebook.com/SoLa04/> | Nextdoor: <https://nextdoor.com/groups/205751/> Any service requests and suggestions can be sent to Judi Smith, Team Group Systems, and please copy the BoD. If you want to participate or help in any of the committees or help plan festivities, please reach out to board@solacityhoa.com

Day-to-day operational contacts:

Krystal Gonzales (teamgroupsystems@gmail.com) or

Louanne Belote (teamgroup1b@gmail.com)

Board support contact: Judi Smith (teamgroup9130@gmail.com)

Financials: Doyal Nelms manages financials

TGS Telephone: 512-476-9130

Office Address: 2800 South IH 35, Suite 110, Austin, TX 78704



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