



	Location: Zoom Teleconference
	December 14, 2020
	Time: 5:00 p.m.

The SOLA CITY HOMES HOMEOWNERS ASSOCIATION

Board of Directors Meeting

CALL TO ORDER – Andres Galvez, President called to the meeting to order.

ROLL CALL – The Directors held a role selection meeting, per the Declaration of Condo Documents. Vanessa Artiga is the Treasurer, Andres Galvez is the President, and Christine Wren is the Secretary all present. Judi Smith from Team Group Systems was also in attendance.

OWNER ADDRESSING BOARD – Lara Vogelpohl, Unit 61, about repeated violations, including garage doors remaining open for extended periods, people parking in the fire lanes blocking garages, noise levels, and fumes/chemical smells coming from garages. The Board thanked Lara for bringing these items to our attention and will work to address the safety and community enjoyment issues.

REVIEW MINUTES – BoD approved the November 6, 2020 minutes. The minutes are posted at <https://solacityhoa.com/board-meeting-minutes/>.

FINANCIAL OVERVIEW –

The BoD reviewed **November 2020** financials provided by Team Group Systems. There are **6 units currently 30-60 days late** in paying their HoA dues, **4 units are 60-90 days late** in paying their HoA dues. Another **3 units are over 90 days late** on their HoA dues. Letters have been sent to all owners that are more than 30 days late on HoA dues, MeterTex bills, or both to work to bring all owners current in with their dues and fees.

If you are not currently paying your HoA dues 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.

At the recommendation of the Reserve Study findings, the Board approved in the November Board meeting the increase of the Homeowners Association Dues effective January 1, 2021 to \$330.00 per month. All owners received a letter by mail, as well as noted in November, Annual and the December minutes.

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



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portion of community water, weekly trash & recycling), which is due on the date posted MeterTex bill.

BOARD OF DIRECTORS TOP PRIORITIES IN 2021 –

- **Get a Reserve Study Update with new \$330 HoA dues beginning January 1, 2021**
- **Paint Co revisit. You will receive a form that must be completed for your unit to receive any exterior peeling painting and areas missed in the original paint job.**
- **Roof Maintenance underway. Investigating to hire a Maintenance Engineer to provide consultation as we continue to maintain, improve safety, and community enjoyment.**
- **Hire a Landscape Engineer to correct erosion, ongoing irrigation challenges and overall common area improvements including a dog run/park.**
- **Hire a new landscape, irrigation, and lawn service.**
- **Provide emergency processes and shut off schematic provided to all owners.**

OLD BUSINESS

- **Garage Doors Open**

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.

- **Noise**

Whether you are utilizing your garage space or exterior portions of your home, please be considerate of your neighbors. Keep your noise levels low, consider the time of day you are using the exterior space and please keep the language clean. We have young families that have addressed concerns that bad language is used.

If you are using your space as a gym, please don't drop weights. Please keep the loud vocalizations and boisterous conduct to a minimum.

- **Parking**

Unfortunately, we are still having issues with guest parking that blocks garages and access to fire hydrants. On several occasions, owners have been unable to leave their units due to vehicles blocking their garages.



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We will be towing vehicles that are parked and left unattended in the fire lanes. Please make sure your guests are aware that towing will be enforced. Vehicles will be towed by Park Right Solutions who can be reached at (512) 582-3000. This contact information can also be found on the signs located at both entrances to the property.

- **Landscaping**

We are happy to report that quite a few owners are interested in making landscaping improvements to their individual yards! As a reminder, landscape improvements that do not meet the HOA guidelines will need to be modified at the owners' expense, so we want to help you meet all the requirements before installation begins.

HOA guidelines require owners to submit a landscape improvement plan to the board of directors and the grounds committee for approval before any work is completed. The approval process for landscaping changes is quick and easy. We can provide you with a simple form to fill out in order to get the process started.

Landscape improvement plans must account for sprinkler heads, rodent bait stations (if present), and the overall drainage flow for the property. This last point about drainage is especially important behind buildings 8 & 9. Water is meant to flow unimpeded behind these buildings, beginning from the parking lot at Matt's El Rancho restaurant and ending in the water detention pond on our property.

All new plants must be on the approved list of [Native and Adapted Landscape Plants for Central Texas](#) from the section entitled Shrubs onward, and the list for taller plantings in the Community Manual. Owners may also opt to install artificial turf within the confines of their private yards, subject to the normal board review and approval process. The HOA requires that artificial turf must be professionally installed, water permeable, and environmentally friendly, with antibacterial/antimicrobial infill. Documentation of this information from the installation company should be included in the landscape improvement plan.

The board is happy to answer your questions and help you through the approval process. Please let us know early on so we can provide any necessary assistance.

- **Gas Grills and Propane Tanks**

Finally, we want to remind everyone about the rules concerning grills and propane tanks on the property. Our complex falls under the rules and regulations for apartments per the Austin Fire Marshall. When inspecting our complex, the fire marshall will look for the following:



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Are barbeque grills being stored in or near buildings?

- a. Barbeque pits, hibachis, or other cooking appliances utilizing charcoal, wood, or gas as a fuel may not be used or stored on any balcony, within 5' of a combustible building, or within 15' below any portion of a combustible balcony.
- b. Electric cooking appliances are specifically excluded from these requirements.

Are propane cylinders being stored or used on balconies or inside any building?

- a. Propane cylinders are not allowed to be stored or used on balconies or inside any building.

Per the fire marshal, fines for violating this amendment to the Fire Code start at \$348.00 and can reach up to \$548.00 for repeated incidents of non-compliance. Please understand that these are city fines, not HOA fines. The Austin Fire Department will be enforcing this amendment through on-site inspections. If you have any questions, please call the Austin Fire Department's Emergency Prevention Division at (512) 974-0160.

- **Trash Cans**

Residents must place trash containers at the curb by 6:30 a.m. on the trash collection day (Tuesday), but no earlier than 8:00 p.m. the evening before (Monday). Residents must return trash containers to their Units no later than 8:00 p.m. on the evening of collection. Containers for trash and containers for recyclables must be placed at least five feet (5') apart to allow trucks to collect materials safely and efficiently.

- **Gates**

The only gate allowed for Buildings 1-7 yards (limited common area) is a matching wrought iron gate. Please text Varsha Gadani at (828) 292-0830 who is working with a company that will offer a larger discount with multiple owners ordering at the same time. Several owners are taking advantage of the offer.

- **Lights**

If you are using party lights in your yard, please make sure you **turn OFF your party lights at the end of the evening.** And, as a reminder, you may not alter the exterior of your unit to accommodate hanging party lights.

- **Cleanscapes**

The board is addressing ongoing issues with the irrigation system and company. Stay tuned for



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upcoming changes.

- **Pest Control** – Quarterly General Pest Control Owner Discount for Sola Owners
 - Call (512) 837-8545
 - Provide account number #60633333 and the Sola, 2520 Bluebonnet Austin TX 78704
 - Advise them you want the discount interior treatment discount

NEW BUSINESS

- **Trash Can Swap**

You will receive a letter in early January on your door to organize a Trash Can Swap. You do not need to participate if you are happy with your trash can sizes. Swapping can sizes cannot be done outside our organized swap times.
- **Paint Repairs and Touch-ups**
 - Your building form will be loaded onto the solacityhoa.com website.
 - The Board will be creating and distributing a paint maintenance form. Target submission by all owners to be February 2, 2021.
 - 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.

ADJOURNMENT – 7:00 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
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