SOLA CITY HOMES HOMEOWNERS ASSOCIATION

ANNUAL MEETING

NOVEMBER 29, 2021

The Virtual Meeting was called to order. Proof of Notice was published previously. It was determined there was a quorum represented in person or by proxy.

The Minutes of the Meeting held on November 7, 2020 were approved as presented.

The top priorities of the Board of Directors were discussed:

* Obtain a Reserve Study update COMPLETED
* Touch up paint from previous paint job PENDING
* Roof maintenance and roof replacement COMPLETED
* Hiring a landscape designer COMPLETED
* Hire a new landscape company COMPLETED
* Provide emergency procedures to all owners COMPLETED
* Install FAQ forms and update resources on website – COMPLETED
* Request for proposal for management company – PENDING

The 2021 Financials were reviewed. Because expenses addressed during the February and March storms of 2021, the Board of Directors asked Owner Barbara Hohlt to review the Reserve Study. After her review, she advised the owners that the expenses were still in line and she did not recommend an increase in Association fees for 2022. The 2022 Budget was approved without an increase in assessments.

The owners were advised that the insurance for the Association may increase substantially in 2022. Owners were asked to contact Team Group if they had contact with other insurance companies that would submit bids for insurance.

Owners were reminded that the website for the Association had valuable resources to help with issues or questions they may have. Also, owners were reminded they could pay on line through Team Group.

The first draft of the improvements from the Common Grounds Improvement Project were submitted to the owners for review. There have been no decisions at this time. The Project is just in the planning stages and more information will be provided at a later date.

The Board thanked the owners that participated in Association Committees for their valuable work during 2021.

Nominations were accepted for one Board of Director position. Brendon Cavanagh was nominated and elected unanimously to the position. Current Board members are Vanessa Artiga, Andres Galvez and Brendan Cavanagh.

With no further business presented, the Meeting was adjourned,