



Cielo Vista HOA Meeting Minutes

January 22, 2018

The Homeowner Association Board Meeting was held at the home of Bryan & Roberta Daniel on Monday, January 22, 2018 at 6:30 PM.

Attendees

Jim & Trish Hunt, Marta Denice, Bryan & Roberta Daniel, Sabra Pedrazzi, Debbie Cochrane, Jose Vargas, Mike German & Amber Kluga.

The following agenda items were discussed:

Perimeter Trees

Roberta discussed broken branches on the Eucalyptus trees on the perimeter of the field area near the mail boxes. She contacted Quality Tree Service for a quote. The Board approved the expenditure.

Insurance

Liability insurance for the Association is coming up for renewal. Debbie said the attorney rewriting the CC&R's suggested the Board increase the liability insurance from the current amount (\$2 million dollars) to \$3 million dollars. Roberta said \$2 million dollars meets the current legal standard. The Board decided to table a final decision until we could get a quote for the increase to \$3 million dollars.

Security Cameras

Sue Redmond researched the cost for installing security cameras to monitor the entry gates. She obtained a bid for \$1,900. This price included the purchase and installation of the cameras. The Board discussed the quote and decided to look for less expensive options. Jose volunteered to be the lead on the project. The Board agreed that this project is a priority and asked Jose to get back to the Board ASAP.

Treatment Plant

Roberta advised the Board that the mandatory annual back flow testing will occur shortly. She told Sabra to expect a bill from Bracewell for the service.

Sidewalks

The Board discussed the state of the sidewalks at the front entrance and inside the development. There are many areas where tree roots have pushed the sidewalks up creating a tripping hazard. Roberta agreed to walk the development to determine the number of areas in need of repair. She said she will reach out to a contractor to get a quote. The Board agreed that research should be done to determine who was responsible for paying for the repairs.

Monthly Newsletter

Amber thought it would be a good idea to create a monthly newsletter to keep residents informed of issues affecting the Association. The Board agreed this was a good idea. Amber volunteered to take on this project.

Tules

Mike sprayed the tules near the drainage pipe in the water drainage area. He advised that the area around the drainage pipe still needed to be dug out so water drains properly. He said he would look into getting a company to do the work.

Financial Report

Sabra Pedrazzi reviewed the Treasurer's Report with the Board. See full report for details.

CC&R Update

Debbie provided the Board members with rough drafts of the By-Laws and CC&R's. The Board reviewed each document line by line and made edits. Debbie will return the edited documents to the Attorney for final rewrites.

Future Meetings

All meetings will be held on Monday evenings at 6:30 PM. All residents are welcome to attend, please contact admin@cielovista.net for location. Please RSVP one week prior to meeting date so host can get accurate head count.

2018 HOA Board Meeting Calendar

February 26, 2018

March 19, 2018

April 16, 2018

May 21, 2018

June 18, 2018

July 16, 2018

August 20, 2018

September 17, 2018

October 15, 2018

November 12, 2018

December – Holiday Party – Date and Location TBD



Cielo Vista HOA Meeting Minutes

February 2018

The Homeowner Association Board Meeting was held at the home of Mike & Shannon German on Monday, February 26, 2018 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Mike & Shannon German, Marta Denice, Debbie Cochrane and Sabra Pedrazzi.

The following agenda items were discussed:

City of Hollister City Councilman Jim Gillio

Roberta invited Hollister City Councilman Jim Gillio to attend the meeting. During the meeting, he discussed the prior weeks City Council meeting where the Robert's Ranch Development was approved. He discussed the history of the project and the process the developer took in getting it before the Council. Councilman Gillio felt the development, as approved, was the best compromise between the developer and the residents of Cielo Vista. He voted against the development for several reasons including the condition of the roads and the traffic issues the development will create. Councilman Gillio also discussed our CSA with us. He discussed the CSA budget and what services San Benito County is responsible for providing. At the close of the conversation, Councilman Gillio advised the Board that he is a candidate for San Benito County District 4 Supervisor.

Financial Report

Sabra Pedrazzi reviewed the Treasurer's Report with the Board. See full report for details.

Maintenance

Roberta discussed the status of the trees at the entry into the Cielo Vista Development. She said she Mario from Quality Tree Service come out to look at them. Mario advised that the trees may be nearing the end of their life. He said that they are suffering from blight and are infested with mistletoe. He said we had two options; extend their life by trimming them back to remove the diseased portion or remove the trees altogether. Roberta had Mario give her quotes for both. They are as follows:

Trim the Trees: \$2,100

Remove the Trees: \$4200

The Board voted and decided to try to save the trees by trimming them. The Board approved the \$2,100 expenditure. Roberta got a quote for repairing the raised sidewalks at the entrance as well. The quote was \$7,000. The topic was tabled until the next meeting.

Treatment Plant

Roberta advised that there has been no movement with the County to approve the permit to put a roof on the treatment plant.

CC&R Update

The CC&R's and Bylaws have been completed. Amber is reformatting them and then they will be disseminated to the Board for final approval. One approved by the Board, the CC&R's will be made available to the Association to review and make comments.

CC&R Violation

The Board discussed complaints regarding CC&R violations. Warning letters will be sent to the home owners.

Annual Car Show

Sabra advised that the annual car show is tentatively scheduled for May, 19, 2018. If it should rain, the date will be switched to June 23, 2018.

Future Meetings

All future meetings will be held on Monday evenings at 6:30 PM. The host, location and dates are as follows:

March 19 - Jim & Trish Hunt
April 16 – Mark & Sabra Pedrazzi
May 21 - Jim & Trish Hunt
June 18 – Jose Vargas
July 16 - Bryan and Roberta Daniel
August 20 – Debbie Cochrane
September 17 - Mark & Sabra
October 15 – Debbie Cochrane
November 12 - General Membership Meeting/Location TBD
December – Holiday Party – Date and Location TBD



Cielo Vista HOA Meeting Minutes

March 2018

The Homeowner Association Board Meeting was held at the home of Jim & Trish Hunt on Monday, March 19, 2018 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Mike German, Debbie Cochrane, Jose Vargas and Sabra Pedrazzi.

The following agenda items were discussed:

Financial Report

Sabra Pedrazzi reviewed the Treasurer's Report with the Board. See full report for details. Any homeowner wishing to review a copy of the report may request a copy at admin@cielovista.net.

Sidewalks

The Board discussed the status of the sidewalks at the entrance to the development. There are several areas where the sidewalk has been raised by tree roots. Roberta obtained a quote from Mario at Quality Tree Service for the repair. Mario quoted a total of \$7,000. The \$7,000 includes removal of the raised concrete, trimming the tree roots causing the damage and replacing the removed concrete with new concrete. The quote covers 26 sidewalk squares total, 22 squares for the front entrance and 4 extra. Mario quoted 26 squares because the cement truck carries enough concrete for 26 squares. The Board approved the \$7,000 expenditure. The extra concrete will be offered to homeowners to replace raised sidewalks in front of their houses. Because the damage to the sidewalk was caused by the homeowner's trees, the homeowner is responsible for all expenses related to the repair.

Jose will walk the neighborhood and confirm the number of sidewalk tiles in need of repair. Roberta will confirm the number of sidewalk tiles included in the bid submitted by Quality Tree Service.

Security Cameras

Jose installed the security cameras at the front entrance. The current location of the cameras is temporary and for testing purposes only. The cameras appear to work very well. They record all vehicles entering and exiting the development. In the near future, the cameras will be mounted in an area where they can't be tampered with or stolen. Jose and Bryan will work on camera placement. Jose asked for approval to purchase new skins for the cameras so they blend in better with the environment. The Board approved the expenditure. Additionally, the Board authorized

Jose to purchase an annual contract which allows for 30 days of video storage. The cost of this contract is \$99.

CC & R Violations

The Board discussed current CC & R violations. Complaints were received regarding homeowners having more than four vehicles parked in their driveway. Additionally, the Board received a complaint about a temporary tent style garage in the rear yard of a homeowner's residence. The tent style garage is visible from the street. Warning letters will be sent to the homeowners.

CC & R's

Debbie updated the Board regarding the status of the update to the By-Laws and CC & R's. Debbie expects to have both back from the attorney in the next seven to ten days. Once she receives them, she will ensure they are made available for all of the homeowners to review. She plans on posting them to the Association's website and sending them via email. She will also provide hard copies for any homeowner that requests a copy.

Treatment Plant

Roberta advised that there has been no movement with the County to approve the permit to replace the treatment plant roof.

Garage Sale

The semi-annual garage sale will be held on Saturday, April 7, 2018.

Roberts Ranch

Roberta advised that the Roberts Ranch project still needs approval from LAFCO to move forward. It has not been placed on any of the LAFCO agendas for the next three months.

Future Meetings

Future meetings will be held on Monday evenings at 6:30 PM. The location and dates are as follows:

April 16 – Mark & Sabra Pedrazzi
May 21 - Jim & Trish Hunt
June 18 – Jose Vargas
July 16 - Bryan and Roberta Daniel
August 20 – Debbie Cochrane
September 17 - Mark & Sabra
October 15 – Debbie Cochrane
November 12 - General Membership Meeting/Location TBD
December – Holiday Party – Date and Location TBD



Cielo Vista HOA Meeting Minutes

April 16, 2018

The Homeowner Association Board Meeting was held at the home of Bryan & Roberta Daniel on Monday, April 16, 2018 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Sabra Pedrazzi, Debbie Cochrane & Jose Vargas.

The following agenda items were discussed:

Financial Report

Sabra Pedrazzi reviewed the Treasurer's Report with the Board. See full report for details.

Security Cameras

Jose Vargas purchased security cameras with rechargeable batteries for the entrance gates. The cameras, as purchased, are white in color. Jose purchased black skins for the cameras to make them less visible and less likely to be stolen. He also purchased a one year data storage contract. Jose mounted the cameras in locations to monitor both incoming and outgoing traffic. It soon became apparent that the rechargeable batteries would not work with the volume of traffic coming in and out of the development. Jose had to charge the batteries every three to four days making them impractical for use.

The Board discussed the issue and decided it was best to have the cameras hardwired with electricity. Brian ordered the power cords and volunteered to research electricians to do the work.

Treatment Plant

Roberta advised the Board that there was still no movement on replacing the roof. It is still in the County's hands. She also advised that Bracewell had to repair and/or replace several blowers in the treatment plant. Bracewell sent Cielo Vista HOA a \$269.00 bill for the work. The bill was forwarded to the County for payment.

Sidewalks

The Board discussed the status of the sidewalk repair project. Roberta told the Board that Mario from Quality Tree Service was supposed to come out and inspect the sidewalks again. He will determine how many sidewalk tiles need to be replaced. He hasn't come yet. When he does, Debbie will be there to have Mario mark the sidewalk tiles to be replaced. Additionally, Mario told Roberta that a cement truck can

hold enough cement to replace 26 tiles. The HOA has less than 26 tiles to replace. The Board talked about offering the extra cement to homeowners who had sidewalks in front of their homes that needed to be replaced. The Board agreed that any decision regarding the extra concrete should be tabled until Mario confirms the number of tiles the HOA is responsible for repairing.

Car Show

The 4th annual Cielo Vista HOA Car Show will be held on Saturday, May 19, 2018 from 9:00 AM until 2:00 PM. The HOA will provide lunch.

Garage Sale

The semi-annual garage sale will be held on Saturday, April 28, 2018.

CC&R Update

The attorney has not completed the CC & R revisions.

Future Meetings

All future meetings will be held on Monday evenings at 6:30 PM. The host and dates are as follows:

June 18 – Jose Vargas

July 16 - Bryan and Roberta Daniel

August 20 – Debbie Cochrane

September 17 - Mark & Sabra Pedrazzi

October 15 – Debbie Cochrane

November 12 - General Membership Meeting/Location TBD

December – Holiday Party – Date and Location TBD

To attend a board meeting, please contact admin@cielovista.net



Cielo Vista HOA Meeting Minutes

May 21, 2018

The Homeowner Association Board Meeting was held at the home of Jim & Trish Hunt on Monday, May 21, 2018 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Mark & Sabra Pedrazzi, Mike German, Marta Denice, Debbie Cochrane & Jose Vargas.

The following agenda items were discussed:

Gate Access

Bryan Daniel informed the Board that the access codes for UPS and the San Benito County Sheriff's Department have been compromised. Somebody other than UPS and the Sheriff's Department has been using the codes to enter the neighborhood. Bryan will research the issue to determine who is using the codes.

Car Show

Mark Pedrazzi provided an update on the 4th Annual Cielo Vista HOA Car Show that was held on Saturday, May 19, 2018. He said the number of people participating was down a bit this year due to local graduations. Mark said four families brought fourteen cars. Even though the event was smaller this year, more people stayed around for the BBQ and to socialize. He also mentioned that Jim Gillio came by to talk with people attending the event. It was a nice event and fun was had by all.

Field Area

The field and the retention pond area were mowed. Mike German said the tulles still need to be cut back and sprayed to keep them from clogging the drainage pipe. He also said that the area in front of the drainage pipe should be dug out. Mike volunteered to find a service to dig out the area.

Waste Treatment Plant

Roberta Daniel contacted "Chad's Roofing" about repairing or replacing the roof on the treatment plant. They no longer work on roofs with composite tiles. The deal strictly in metal roofs. The Board agreed that a metal roof would not match the other roofs in the neighborhood. Roberta said Trina Antoniono may have found another roofer willing to take on the job. She said he was supposed to come out on Tuesday, May 22, 2018 to look at the roof.

Jim Hunt advised the Board that one of the windows to the rear of the treatment plant was broken. He noticed it the day of the car show. This is the third broken window in the last few months. A neighbor told Jim that there were kids throwing rocks back in that area a few days before the car show. The neighbor didn't know if the kids were responsible for the broken window or not. Roberta volunteered to have the window replaced. The Board is considering installing security cameras to monitor the treatment plant.

Robert's Ranch Project

Roberta advised the Board that the Robert's Ranch developers will be taking the project before LAFCO in July.

Financial Report

Sabra Pedrazzi reviewed the Treasurer's Report with the Board. See full report for details.

CC & R's

Debbie Cochrane received the updated CC&R's and By-Laws from the attorney. The Board reviewed some key provisions and each member was asked to read them thoroughly before disseminating to the homeowners for review. The Board hopes to have the documents ready for homeowners in the next few weeks. Once they are disseminated, homeowners will have two weeks to review the documents and make comments. There was a formatting error in both documents. Jose said he would work on the formatting issue.

Security Cameras

Bryan and Jose hardwired the security cameras at the front entrance gates. They are working well.

Sidewalks

There was no update on the sidewalk project. Mario from Quality Tree Service has not come out yet.

CC&R Violations

The Board discussed two CC&R violations. They are as follows:

- 1) Board members have received complaints about a homeowner holding loud parties. The parties are occurring on both Friday and Saturday nights and continue well into the early morning hours. There is loud music and loud talking and/or yelling. This violates the conditions of the CC&R's. The Board agreed to send the homeowner a warning letter.
- 2) Board members have received complaints about a neighbor parking their vehicle in the dirt area to the side of their driveway. This violates the conditions of the CC&R's. The Board agreed to send the homeowner a warning letter.

Future Meetings

All future meetings will be held on Monday evenings at 6:30 PM. The host and dates are as follows:

June 18 – Jose Vargas

July 16 - Bryan and Roberta Daniel

August 20 – Debbie Cochrane

September 17 - Mark & Sabra Pedrazzi

October 15 – Debbie Cochrane

November 12 - General Membership Meeting/Location TBD

December – Holiday Party – Date and Location TBD

To attend a board meeting, please contact admin@cielovista.net



Cielo Vista HOA Meeting Minutes

June 26, 2018

The Homeowner Association Board Meeting was held at the home of Mark & Sabra Pedrazzi on Monday, June 26, 2018 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Mark & Sabra Pedrazzi, Mike German & Jose Vargas.

The following agenda items were discussed:

Call to Order:

The meeting was called to order at approximately 6:45 PM.

Agenda Approval:

The meeting agenda was reviewed and approved.

Meeting Minutes Approval:

The May meeting minutes were approved by the Board.

Financial Report

Jose Vargas & Sabra Pedrazzi reviewed the 2018 Budget Report and the May Income/Expense Report. Both reports were approved by the Board. The Board agreed to post the reports on the Cielo Vista website. See reports for details.

CC&R's and Bylaws

The Board approved the proposed changes to the CC&R's and Bylaws. They will be disseminated to the homeowners for review and comment. The review timeline is as follows:

July 2: Draft of proposed CC&R's and Bylaws sent to homeowners via email, Facebook and letter.

July 2 – July 22: Review and comment period for homeowners.

July 23: Last day to submit comments and/or concerns to the Board.

July 24 – July 30: Finalize any changes and send to homeowners for final approval.

August 23: Votes counted at August Board meeting.

August 24: If changes approved, send to attorney to file.

Sidewalks

The sidewalk project was completed. All of the raised concrete at the entrance to the development was repaired by Mario's Quality Tree Service.

Treatment Plant

The roof project was completed by ICR Plumbing. They repaired the damaged wood and tiles instead of replacing the entire roof. The gutters were replaced as well. ICR will submit a bid for repairs needed to the interior of the plant. Roberta had the broken window replaced. Because of continued vandalism to the plant, the Board will continue to explore installing security cameras to monitor the building

CC&R Violations

The Board discussed current CC&R violations. One resident is conducting business out of their residence and another is delinquent on their HOA dues. Letters will be sent to both.

Security Cameras

Jose Vargas provided an update regarding the security cameras at the entrance to the development. They are working well and there have been no further issues since they were hard wired.

Entrance Gates

Somebody obtained the code the Sheriff's Department uses to gain access through the gates. The code was changed and the Sheriff's Department notified.

Robert's Ranch Project

The Robert's Ranch Project will go before LAFCO on June 28, 2018. They will determine if the City can annex the Robert's Ranch property into City limits.

New Business

None

Future Meetings

All future meetings will be held on Monday evenings at 6:30 PM. The host and dates are as follows:

July 16 - Bryan and Roberta Daniel

August 20 – Debbie Cochrane

September 17 - Mark & Sabra

October 15 – Debbie Cochrane

November 12 - General Membership Meeting/Location TBD

December – Holiday Party – Date and Location TBD



Cielo Vista HOA Meeting Minutes July 16, 2018

The Homeowner Association Board Meeting scheduled for July 16, 2018 was cancelled.



Cielo Vista HOA Meeting Minutes

August 20, 2018

The Homeowner Association Board Meeting was held at the home of Debbie Cochrane on Monday, August 20, 2018 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Debbie Cochrane & Marta Denise.

The following agenda items were discussed:

Financial Report

Neither Jose Vargas or Sabra Pedrazzi were able to attend the meeting. Jose prepared the monthly financial report and forwarded it to Board members. The Board reviewed the financial report and voted to approve it. See report for details.

Sabra had to step down from her duties as treasurer. Jose Vargas volunteered to take on the role. The Board voted and approved Jose as the new treasurer.

Garage Sale

The Board approved the date for the semi-annual garage sale. The Board agreed on the date of September 29, 2018. The Board is going to ask for a volunteer to arrange the garage sale.

CC&R's and Bylaws

Debbie Cochrane updated the Board on the status of the CC&R/Bylaw project. Board volunteers personally passed out the ballots to all but three residences. Those three were mailed out. So far 20 ballots have been returned. The Inspector of Elections, Ruth Erickson, will be at the Board meeting on September 21, 2018 to count and certify the ballots.

Water Treatment Plant

Due to recent acts of vandalism at the treatment plant, the Board approved the purchase of security cameras. Jose Vargas will purchase the cameras and work to get them installed.

The company that repaired the treatment plant roof will submit a bid to repair the interior (fans, doors, etc.) of the treatment plant. The bid should be in by mid-September.

Entrance Gate

People entering the development have been using the code given to UPS. Bryan Daniel said he would change the code and update UPS.

Landscape Maintenance

Lee Landscaping cut down a dead tree in one of the common areas. There are additional bushes that have gotten too big and overgrown. Roberta talked with Lee Landscaping. They said the bushes were too big and they were not licensed to prune them. The Board agreed that the bushes should not have been allowed to get that big. Roberta said she would talk to Lee Landscaping again. If they are unable to do it, she will call Quality Tree Service and have them do it.

Retention Pond

In response to recent fires, residents living adjacent to the retention pond asked the Board to have the retention pond rototilled under after the weeds are mowed down. The Board voted and approved the expenditure.

Annual All-HOA Meeting

The annual All-HOA Meeting will be held on Monday November 5, 2018 at Ridgemark Golf & Country Club.

Holiday Party

Roberta will research locations for the annual Holiday Party. The Board agreed that it would be best to have it at The Inn at Tres Pinos if possible on December 1st or December 8th. Dates and location will be confirmed at a future date.

New Business

None

Future Meetings

All future meetings will be held on Monday evenings at 6:30 PM. The host and dates are as follows:

September 17 – Debbie Cochrane

October 15 – Mark & Sabra Pedrazzi

November 5 - General Membership Meeting at Ridgemark Gold & Country Club

December – Holiday Party – Date and Location TBD



Cielo Vista HOA Meeting Minutes

September 18, 2017

The Homeowner Association Board Meeting was held at the home of Jim & Trish Hunt on Monday, September 18, 2017 at 7:00 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel and & Debbie Cochrane.

The following agenda items were discussed:

Financial Report

Sabra Pedrazzi was unable to attend the meeting but provided the Treasurer's Report to the Board. Roberta went over the report with the Board. See full report for details.

Treatment Plant Roof

San Benito County received one bid for replacing the treatment plant roof. The lone bidder came in with a bid of \$100,000. The \$100,000 bid is significantly higher than the bid (\$25,000) the Board received at the beginning of the project. Marta Denice went to the County offices to inquire about the bid. She learned that there had been a complete turnover of employees in the County office. She spoke with one of the new employees who asked why the HOA wasn't fixing the roof ourselves. Marta told the employee that we couldn't because the HOA did not own the building. The employee did some research and determined that the HOA did in fact own the building. Marta received written documentation stating that the HOA owned the building. Based on this information, Roberta asked Postigo Construction to give the Board a bid.

CC&R Update

Debbie researched attorneys that could assist the HOA with rewriting the CC & R's. She found one, Steven Goldplat, who was willing to take on the project. He quoted a price of \$5,000 to rewrite both the CC & R's and the Bylaws to bring them in compliance with current standards. He also offered to be on retainer for future legal issues with no up front retainer costs. The Board approved hiring Goldplat to rewrite the CC & R's as well as the Bylaws. Debbie said she would work with Goldplat's office on drafting a contract.

Holiday Party

The 2017 Holiday Party will be held at Ridgemark On December 2, 2017 at 6:30 PM. More details to follow.

Future Meetings

All future meetings will be held on Monday evenings at 7:00 PM. The host, location and dates are as follows:

October 23 – Bryan and Roberta Daniel @ 511 Tierra Del Sol

November 6 - General Membership Meeting @ Ridgemark Golf & Country Club

December – Holiday Party – Date and Location @ Ridgemark Golf & Country Club



Cielo Vista HOA Meeting Minutes October 2018

The Homeowner Association Board Meeting was held at the home of Mark & Sabra Pedrazzi on Monday, October 15, 2018 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Mark & Sabra Pedrazzi, Mike German, Jose Vargas and Marta Denice.

The following agenda items were discussed:

Completed Projects

The Board was able to complete the following projects since the last meeting:

- By-Laws and CC&R's were filed with San Benito County.
- Security cameras were installed at the sewage treatment plant.
- The Tules were removed from around the drainpipe in the water drainage area.

Items to Work On

The Board agreed that a letter would be sent to all homeowners detailing the nature of the CC&R violations most commonly reported to the Board. The violations include:

- Too many visible vehicles to the front of residences.
- Vehicles parked in the street overnight.
- Neglected yards.
- Barking Dogs.

The Board agreed to explore the possibility of painting addresses on the curb in front of each residence. This will assist first responders in more easily locating addresses during an emergency.

Treasury Report

Jose reviewed the Treasury Report with the Board. See full report for details.

Treatment Plant

Roberta Daniel asked for a quote to repair the inside of the treatment plant. She has not heard back. The Board agreed to look into gutter screens to keep debris from building up in the gutters.

Holiday Party

The Cielo Vista Holiday Party will be held at the Inn at Tres Pinos on Sunday, December 16, 2018 at 3:00 PM. The number of tickets will be limited to forty on a first come-first served basis.

Future Meetings

The location and dates for future events is as follows:

December 16 – Holiday Party at Inn at Tres Pinos @ 3:00 PM



2018 Annual Cielo Vista HOA Meeting Minutes

The Annual Homeowners Association Meeting was held at Ridgemark Golf & Country Club on Monday, November 5, 2018 at 7:00 PM.

Board Members Present

Bryan & Roberta Daniel, Jim & Trish Hunt, Jose Vargas, Mike German, Debbie Cochrane and Marta Denice.

Opening

The meeting began at 7:00 PM. There were seventeen residents in attendance, including board members. Roberta Daniel opened the meeting by thanking all of those in attendance and introducing the Board. She briefed residents on all the projects completed during the year. Completed projects include:

- The roof on the water treatment building was repaired.
- New gutters were installed on the water treatment building.
- A broken window on the water treatment building was replaced, two times.
- New security cameras were installed to monitor the water treatment building.
- New security cameras were installed to monitor the entrance gates.
- Road repairs were completed to select locations in the development.
- The raised sidewalks at the entrance of the development were repaired.
- The trees at the entrance of the development were trimmed.
- The trees on the west side of the development were trimmed.
- The Tules in the drainage area were mitigated.
- The new CC&R's were completed, approved and filed with San Benito County.
- The third annual car show was held in May.
- The Board monitored the progress of the proposed Robert's Ranch Development by speaking with County and City officials and attending Supervisor and Council meetings. .

Treasurer Report

Jose Vargas discussed the Treasurer's Report with all in attendance (see report for details). There were no questions regarding the budget. Jose also provided a report on current real estate trends and prices in the Cielo vista neighborhood.

CC & R Letter

Jim Hunt discussed the most common CC&R violations/complaints received by the Board. He advised those in attendance that a letter would be sent to all homeowners to provide them the same information

Plans for 2018

Roberta discussed the projects the Board planned to address in 2019. They include, but are not limited to:

- Repairs to the ventilation system and interior of the water treatment building.
- Additional road maintenance.
- Yard Sales – April and September
- Car Show

Monthly Board Meetings

Roberta reminded residents that the monthly HOA Board meetings are held on the third Monday of each month. She encouraged all residents to attend.

The first HOA Board meeting for 2019 will be held at Brian and Roberta's house on January 21st @ 6:30 PM. All the officer positions (President, Vice-President, Treasurer, Secretary and Sergeant-at-Arms) will be voted on at this meeting.

Holiday Party

The annual Cielo Vista HOA Holiday Dinner will be held on December 16, 2018 at 3:00 PM. All residents are encouraged to attend. Checks are due to Jose by December 9, 2018.