



# Cielo Vista HOA Meeting Minutes February 2023

---

The Homeowner Association Board Meeting was held at Bryan and Roberta Daniel's residence on Monday, February 20, 2023 at 6:30 PM. This was a hybrid meeting with some of the residents attending via a Zoom cloud meeting.

## **Attendees**

### In-Person

President – Roberta Daniel  
Vice President – Mike German  
Secretary – James Hunt  
Website Coordinator – Christina Scofield  
Architectural Review Committee – Bryan Daniel  
Members at Large – Marta Denice and Alissa Gil

### Via Zoom

Treasurer – Michael Zebron  
Sergeant at Arms – Barbara Zebron  
Members at Large – Debbie Cochran

The following agenda items were discussed:

## **Slack Account**

Michael Zebron attempted to add all the Board members to the HOA Slack account but experienced some problems in the process. Ultimately, he was unable to add everybody and therefor, unable to renew the subscription. Roberta Daniel said she would try to do it later in the week.

## **Treasurer Report**

Michael Ziebron reviewed the monthly Treasurer Report with the Board. There were no questions or concerns.

Michael advised that the annual dues were due on January 1, 2023 and were considered late if not paid by January 30, 2023. He said thirteen (13) homeowners were delinquent as of the end

of January. Since then, four (4) of the delinquent homeowners have paid. The remaining nine (9) will be assessed a late fee.

### **Projects**

Roberta attempted to get a quote from Mario Silva (Quality Tree Service) for the proposed sidewalk from Tierra Del Sol to the pedestrian gate entering Robert's Ranch on the west side of Cielo Vista. Mario did not return calls or messages. Roberta will attempt to get a bid from other contractors.

### **Roads**

Roberta contacted Kurt Nicholson about repairing the two sections of roadway discussed at the last meeting. Kurt will come out and inspect the areas to determine the scope of the work. He advised that the rainy season was not the best time to do the repairs as the ground underneath is too wet. He told Roberta that it would be best to do the repairs in the summer months.

### **CC&R Violations**

The Board received complaints regarding two residents that still had their Christmas lights up and too other residents that are routinely parking in the street overnight. Warning letters will be sent to each homeowner.

### **Burglary**

A resident on Calle Cuesta had their vehicle broken into overnight. Bryan Daniel located the stolen property in one of the culverts the next day and returned it to the owner. The Board reminds homeowners to keep their vehicles locked at night.

### **Pedestrian Gates**

Residents of Roberts Ranch are routinely jumping the fence/gate at the pedestrian gate located on the west side of Cielo Vista. In the process, the gate is getting bent. Bryan has already fixed the gate once. Debbie Cochran caught a male jumping over the fence and warned him that he was trespassing. The Board discussed the issue and decided to install "No Trespassing" signs.

### **Easter Egg Hunt**

Christina Scofield is organizing the annual Easter egg hunt to be held on Saturday, April 8, 2023. There will be snacks, games and an opportunity for kids to take a photo with the Easter Bunny. The board voted and decided that the HOA would pay for the supplies.

### **Bi-Annual Garage Sale**

Donna Steger is organizing the next garage & craft sale. It is scheduled for Saturday March 25, 2023 from 8:00 AM until 2:00 PM. See HOA Facebook page for additional detail.

### **Perimeter Fencing & Weed Maintenance**

Mike German sprayed the weeds along the perimeter fence and will make arrangements for the weeds to be mowed a little later in the season. Roberta will contact the owner of the property between Cielo Vista and Airline Highway and ask them to have their property mowed. This area has been subject to a fire in the past and the Board would like to prevent it from happening again.

### **Development Meeting**

There is a new housing development scheduled to begin construction in February 2023. It will be adjacent to the property designated to be the new Gavilan College campus at the corner of Fairview Road/Airline Highway. This development will impact Cielo Vista with the installation of a traffic signal at the intersection of Fairview Road/Cielo Vista Drive. Debbie Cochran has arranged a meeting to discuss the project with Supervisor Curro and Damon Felice (project manager) on February 21, 2023 at 6:30 PM. The meeting will be held at Debbie's residence at 346 Vista De Oro. See HOA Facebook page for additional detail.

### **Water Treatment Facility**

Marta Denice advised that Bracewell engineering was awarded the bid for maintenance of the water treatment facility.

### **Future Meetings**

Board meetings are held on the third Monday of the month at 6:30 PM. The schedule is as follows:

- March 20 - In person location TBD
- April 17 - In person location TBD
- May 15 - In person location TBD
- June 19 - In person location TBD
- July 17 - In person location TBD
- August 21 - In person location TBD
- September 18 - In person location TBD
- October 16 - In person location TBD

November – All HOA, date TBD

December – No Meeting