



# Cielo Vista HOA Meeting Minutes January 2023

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The Homeowner Association Board Meeting was held at Bryan and Roberta Daniel's residence on Monday, January 23, 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 – Sue Redmond, Marta Denice, Alissa Gil, and Kathy Hensley

### Via Zoom

Treasurer – Michael Zebron

Sergeant at Arms – Barbara Zebron

Members at Large – Ron & Donna Steger and Debbie Cochran

The following agenda items were discussed:

## **Treasurer Report**

Michael Zebron 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 will be considered late if not paid by January 30, 2023. He said twenty-three (23) homeowners have already paid their dues and he expects the rest to pay by the end of the month.

Michael advised that he had paid the second installment for the pedestrian gate project at the north end of the tract. He said the project is approximately 90% complete. The only thing remaining is to get electricity to the gate so the card reader can be installed.

## **Slack Account**

The Slack App is what the Board uses to communicate regarding issues impacting the HOA. It was selected because it is much more efficient than email. Michael advised he upgraded the HOA's Slack account to the Pro Plan on a trial basis. This allows the HOA to archive all messages sent using the platform. Michael advised the cost per member to use the Pro Plan is \$7.25 per month (\$87 per year). There are currently eight (8) Board members on the Slack account. That puts the yearly cost at \$700 for those eight (8) members.

Based on the cost per person, the Board had an open discussion to determine how many users should be on the Slack account. Roberta made a motion to add all the Board members to the account. Mike German seconded the motion. The Board voted and it passed. Roberta asked Michael to add all Board members to the Slack account.

## **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.

## **Perimeter Fencing**

The HOA replaced thirteen (13) sections of perimeter fencing last year. Many more need to be replaced using funds from reserve accounts. Michael advised that there is \$66,000 available in reserves for the project. Roberta and Bryan will walk the perimeter and prioritize the sections that need to be replaced. They will also get a quote from Adrian Bueno to do the work. Adrian is the contractor that handled the project last year. As the project approaches, impacted homeowners will be advised so they can clear shrubs and secure animals so Adrian can do the work.

## **Projects**

Roberta asked the board if there were any other projects that needed to be prioritized for the year. After discussion, the Board agreed that we should look into putting in a sidewalk and landscaping from Tierra Del Sol to the pedestrian gate on the west side of the tract. Many residents use this gate to access the Roberts Ranch development for their walks. When it rains,

this area gets wet and muddy making it difficult to get to the gate. Roberta will get bids for the concrete work to see if the project is feasible.

### **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.

### **Roads**

Roberta advised that two sections of roadway are in need of repair. Roberta will get a quote from Nicholson Construction for the work.

### **Entry Gates**

Bryan advised that the gate company is raising the cost of maintaining the gates \$140 dollars.

### **Water Treatment Facility**

Marta Denice advised that the maintenance contract with Bracewell Engineering expired on December 31, 2022. San Benito County put out an RFP and received several bids. The winning bid will go to the Board of Supervisors in February for approval.

### **Website**

Some Board members suggested the meeting minutes be posted to the HOA website in a timelier manner so residents can stay up to date on the latest information. Jim Hunt advised that the delay is his responsibility. He said he would do a better job getting the minutes prepared for posting to the website.

### **Future Meetings**

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

- February 20 – In person location TBD
- 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