



Cielo Vista HOA Meeting Minutes February 13, 2017

The Homeowner Association Board Meeting was held at the home of Bryan & Roberta Daniel on Monday, February 13, 2017 at 7:00 PM.

Attendees

Bryan & Roberta Daniel, Jim & Trish Hunt, Mike German, Marta Denice, Rick Davis, Marianne Miller, Sue Redmond and Scot & Debbie Cochrane.

This was the first HOA Board meeting of 2017. The following agenda items were discussed:

Financial Report

Rick Davis reviewed the Treasurer's Report with the Board. See full report for details. Of note was an expense for gate repair. Somebody attempted to force the entrance gate open with their car. The resulting damage cost the HOA \$368.38 to repair.

Roberts Ranch Update

Roberta Daniel provided an update regarding the Roberts Ranch Project. The Environmental Impact Report (EIP) has been completed and is available for public review with comments welcome until March 2, 2017 @ 5:00 PM. Beyond the EIP, there is no real movement on the project due to the County and City failing to reach agreement on compensation for annexation. The Board will continue to monitor the situation.

Tule Clean Up

The water drain in the field on the other side of the mail boxes was plugged up by tules. Mike German dug them out and re-routed the water. As this will be an on-going problem, Mike will get a quote for additional clean-up and will take care of the yearly maintenance.

Treatment Plant

Approval for the roofing project still sits with the County. Roberta signed a \$25,000 re-imbusement agreement with the County. The County is currently taking bids for the project with the HOA having right of refusal on the contractor.

Sunnyslope County Water is requiring us to get our backflow valve tested. Bracewell will be contacted to complete the work.

CC&R Violations

There have been several complaints regarding unapproved architectural projects, cars parking in the streets, too many vehicles parking at a residence and people using the exit gate as an entry into the development. Letters will be sent to the individual home owners.

Damage to the Mailbox

There was a traffic accident on January 19, 2017. A driver lost control of his vehicle resulting in a collision with the mail boxes and the associated structure. The driver responsible had insurance and a claim was filed with the insurance company. Marta Denice stepped up to get quotes for the repair. The estimate is as follows:

\$1,570 to fix the structure and reuse the damaged mailbox.
\$1,300 for a new mailbox - \$2870 for structure and mailbox
\$50 to repair the damaged mailbox pedestal/\$170 to get a new pedestal
\$2920 for structure/new mailbox/new pedestal or \$3040 for structure/new mailbox/new pedestal

Board members were not in agreement with the proposed scope of the repair to the structure itself. The quote did not include completely replacing the support beams. The Board decided to get additional quotes that included replacing the support beams.

Main Gates

The pedestrian gates are installed and operational. The vehicle entry gate has been left in the open position because a circuit board needs to be replaced. The board is on order and will be replaced when it arrives.

CC&R Revisions

The proposed revisions to the CC&Rs were reviewed by the attorney. He said the CC&Rs were outdated and needed a complete rewrite to bring them into compliance with current codes. He offered to take on the project for a nominal fee. The Board agreed to have him do the work.

Future Meetings

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

March 20 – Marianne Miller 281 Tierra Del Sol
April 17 - Mike German 471Tierra Del Sol
May 15 – Jim & Trish Hunt 123 Calle Cuesta
June 19 – Bryan & Roberta Daniel 511 Tierra Del Sol
July 17 – Sue Redmond 160 Tierra Del Sol
August 21 – Scot & Debbie Cochrane 346 Vista De Oro
September 18 – Jim & Trish Hunt 123 Calle Cuesta
October 16 – Bryan and Roberta Daniel 511 Tierra Del Sol
November 6 - General Membership Meeting/Location TBD
December – Holiday Party – Date and Location TBD



Cielo Vista HOA Meeting Minutes

March 20, 2017

The Homeowner Association Board Meeting was held at the home of Marianne Miller on Monday, March 20, 2017 at 7:00 PM.

Attendees

Bryan & Roberta Daniel, Jim & Trish Hunt, Mike German, Rick Davis, Marianne Miller & Debbie Cochrane.

The following agenda items were discussed:

Financial Report

Rick Davis reviewed the Treasurer's Report with the Board. See full report for details.

Light Pole

Roberta called PG & E three weeks ago to inquire about the damaged light pole at the corner of Fairview Road/Cielo Vista. The pole has been inoperable since last October after being damaged when hit by a recreational vehicle. PG & E had no record of the pole so Roberta provided the pole number. PG & E opened up a work order. Rick learned later that PG & E sent out a technician who determined that the pole would need to be replaced. However, PG & E does not own the light pole so the repair will be the responsibility of the HOA. Roberta said she would contact CHP to see if an accident report was taken at the time the damage occurred.

Field Retention Pond/Tule Clean Up

Mike German has a contact for a contractor that can dig the tules out of the retention pond. He will call and make the arrangements as soon as the pond dries out. He will also make arrangements to have the pond mowed.

CC&R Violations

There have been several complaints regarding unapproved architectural projects, cars parking in the streets, too many vehicles parking at a residence and people using the exit gate as an entry into the development. Letters will be sent to the individual home owners.

Damage to the Mailbox

Postigo submitted a bid for the repair of the mailboxes. The bid included complete replacement of the poles that support the structure. Prior bids called for replacing the portion of the pole that was damaged instead of the whole pole. The price is \$2,500.00 but does not include replacing the mailbox. Bryan said he would call to get a quote that included replacing the mailbox.

Insurance Policy

The HOA insurance policies have been renewed.

Water Treatment Facility Roof Repair

There has been no progress. The project is stalled waiting for the approval of the County.

Other Business

Amber Kluga renewed the HOA website.

The garage sale is scheduled for Saturday, April 1, 2017. Debbie will handle the arrangements.

Future Meetings

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

April 17 - Mike German 471 Tierra Del Sol
May 15 – Jim & Trish Hunt 123 Calle Cuesta
June 19 – Bryan & Roberta Daniel 511 Tierra Del Sol
July 17 – Sue Redmond 160 Tierra Del Sol
August 21 – Scot & Debbie Cochrane 346 Vista De Oro
September 18 – Jim & Trish Hunt 123 Calle Cuesta
October 16 – Bryan and Roberta Daniel 511 Tierra Del Sol
November 6 - General Membership Meeting/Location TBD
December – Holiday Party – Date and Location TBD



Cielo Vista HOA Meeting Minutes

April 17, 2017

The Homeowner Association Board Meeting was held at the home of Mike German on Monday, April 17, 2017 at 7:00 PM.

Attendees

Jim & Trish Hunt, Mike German, Rick Davis, Marianne Miller & Debbie Cochrane.

The following agenda items were discussed:

Financial Report

Rick Davis reviewed the Treasurer's Report with the Board. See full report for details. Rick advised that he was not going to continue as the Treasurer. His last month as Treasurer will be June. The Board discussed options for his replacement. Ultimately, the decision was made to reach out to all the members of the HOA to see if anybody was willing to take on the responsibility.

Light Pole

Roberta was able to get a copy of the police report from the California Highway Patrol. Unfortunately, the insurance information provided by the driver of the vehicle was incorrect. He provided insurance information for the RV instead of regular auto insurance. The RV insurance will not cover the damage. Roberta sent a registered letter to the driver to get the correct information. There has been no response to this point. Roberta was going to call a contact at PG & E to see if we could get them to fix the pole after all. The Board decided to wait until she got an answer before moving forward with other options (Turn it over to our insurance or legal action.).

CC&R Violations

There have been several complaints regarding unapproved architectural projects, cars parking in the streets, too many vehicles parking at a residence and people using the exit gate as an entry into the development. Roberta sent warnings two residents via email and Facebook. Each resident responded with an apology and quickly rectified the situations.

Gate

Last week Ivan Brown and Don Hogue met with the gate company's technician and had them adjust the gate so that their motorcycles would trigger the outbound gate. The adjustments were made and the issue was resolved.

Damage to the Mailbox

Bryan is still in the process of getting Postigo to resubmit the bid for work including fixing the damage to the structure and replacing the damaged mailbox with a new mailbox and pedestal. Prior bids have not included all of the work

Garage Sale

The garage sale was held on April 1, 2017. Participation was down and there were some complaints regarding lack of notice and advertisement. The Board agreed that we would be more proactive organizing the September garage sale.

Roberts Ranch

The Environmental Impact Report will be ready soon and will go before Hollister City Council to get an approval to move forward with the process. If the Council votes to move forward, the project will be put on the LAFCo agenda. Roberta is now a Board Member of LAFCo. She was appointed last month to be the alternate public member. There are two Supervisors and two Council members also on LAFCo. They will decide if annexing the Roberts Ranch land into the city makes sense.

Future Meetings

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

May 15 – Jim & Trish Hunt 123 Calle Cuesta

June 19 – Bryan & Roberta Daniel 511 Tierra Del Sol

July 17 – Sue Redmond 160 Tierra Del Sol

August 21 – Scot & Debbie Cochrane 346 Vista De Oro

September 18 – Jim & Trish Hunt 123 Calle Cuesta

October 16 – Bryan and Roberta Daniel 511 Tierra Del Sol

November 6 - General Membership Meeting/Location TBD

December – Holiday Party – Date and Location TBD



Cielo Vista HOA Meeting Minutes

June 19, 2017

The Homeowner Association Board Meeting was held at the home of Bryan and Roberta Daniel on Monday, June 19, 2017 at 7:00 PM.

Attendees

Jim & Trish Hunt, Marta Denice, Rick Davis, Bryan & Roberta Daniel, Mike German, Marianne Miller & Debbie Cochrane.

The following agenda items were discussed:

Financial Report

Rick Davis reviewed the Treasurer's Report with the Board. See full report for details. Rick advised that this was his last meeting as Treasurer and Sabra Pedrazzi would be taking over. The Board thanked Rick for his service.

CC&R Violations

A member of the Board observed that a resident had a commercial truck parked in their driveway. Nobody complained about the issue so the Board decided to make contact with the homeowner and remind them of the provisions in the CC&R's.

Damage to the Mailbox

Postigo Construction will be out in two weeks to repair the damage to the structure and replace the mail box.

Roberts Ranch

Many members of the Board attended the community meeting held at Cerra Vista School. The meeting was sponsored by Councilman Jim Gillio. Both the developers of the Roberts Ranch Project and the City Manager were there to present the plan for the proposed development and answer questions. The meeting was very informative.

Treatment Plant Roof

No new developments on the roof project. The Board is still waiting on approval from the County.

Future Meetings

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

July 17 – Sue Redmond 160 Tierra Del Sol

August 21 – Scot & Debbie Cochrane 346 Vista De Oro

September 18 – Jim & Trish Hunt 123 Calle Cuesta

October 16 – Bryan and Roberta Daniel 511 Tierra Del Sol

November 6 - General Membership Meeting/Location TBD

December – Holiday Party – Date and Location TBD



Cielo Vista HOA Meeting Minutes

July 20, 2017

The Homeowner Association Board Meeting was held at the home of Sue Redmond on Monday, July 20, 2017 at 6:30 PM.

Attendees

Jim & Trish Hunt, Sabra Pedrazzi, Sue Redmond, Larry & Diane Barr and Bryan and Roberta Daniel.

The following agenda items were discussed:

Financial Report

The Board welcomed Sabra Pedrazzi as the new Treasurer. She reviewed the Treasurer's Report with the Board. See full report for details.

Treatment Plant Roof

There was no new progress on the treatment plant roof project. The Board is still waiting for County approval to move forward. Roberta has reached out to Jerry Muenzer and asked for his assistance with moving the project forward.

Treatment Plant Electrical Issues

There is an electrical short in the wiring of the treatment plant. Currently, the lights do not work at the treatment plant or the mailboxes. Additionally, the automatic sprinklers that water the landscaping around the treatment plant do not work. The landscaper is currently hand watering the plants around the treatment plant to keep them alive. Bryan said he will work with Bracewell Engineering to get the short fixed.

CC&R Violations

One of the residents has an inoperable vehicle in their front yard. It has been there for several months. Nobody has complained so the Board agreed a warning letter was in order.

Roberts Ranch Project

There have been no recent developments regarding the Roberts Ranch Project.

Garage Sale

The next garage sale will be held on the last weekend in September. Debbie is handling the arrangements.

Holiday Party

Roberta and Sue were going to look into the availability of Ridgemark, The Inn at Tres Pinos, San Juan Oaks and Running Rooster for the Holiday Party to be held in December. 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:

August 21 – Scot & Debbie Cochrane 346 Vista De Oro

September 18 – Jim & Trish Hunt 123 Calle Cuesta

October 16 – Bryan and Roberta Daniel 511 Tierra Del Sol

November 6 - General Membership Meeting/Location TBD

December – Holiday Party – Date and Location TBD



Cielo Vista HOA Meeting Minutes

August 21, 2017

The Homeowner Association Board Meeting was held at the home of Marianne Miller on Monday, August 21, 2017 at 7:00 PM.

Attendees

Jim & Trish Hunt, Marta Denice, Bryan & Roberta Daniel, Sabra Pedrazzi, Marianne Miller & Debbie Cochrane.

The following agenda items were discussed:

Financial Report

Sabra Pedrazzi reviewed the Treasurer's Report with the Board. See full report for details. Roberta submitted receipts for the window she purchased to replace the one broken at the treatment plant.

Treatment Plant Roof

At the August 8, 2017 San Benito County Board of Supervisors (BOS) meeting, Public Works recommended that the treatment plant roofing project be put out for public bid. The BOS agreed and the project went out for public bid. Bids will be accepted until the close of the business day on Wednesday, August 23, 2017.

Treatment Plant Pump

Bracewell advised that a "Decant Pump" failed. They were able to repair it this time but recommended that a new one be purchased. The cost of a new pump is @ \$700.00. The Board voted to purchase the new pump.

CC&R Update

The attorney reviewing the proposed CC& R updates advised that the CC&R's need a complete rewrite. He is unable to take on the project right now due to prior commitments. He said he can take it on once he is finished with his other commitments or we can look for another attorney. Debbie volunteered to research other attorneys.

Garage Sale

Debbie advised that the next neighborhood garage sale will be held on the weekend of September 30th. Some residents have already expressed interest in participating. Debbie will handle all the arrangements.

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:

September 18 – Jim & Trish Hunt 123 Calle Cuesta

October 16 – Bryan and Roberta Daniel 511 Tierra Del Sol

November 6 - General Membership Meeting/Location TBD

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 30, 2017

The Homeowner Association Board Meeting was held at the home of Mark & Sabra Pedrazzi on Monday, October 30, 2017 at 7:00 PM.

Attendees

Mark & Sabra Pedrazzi, Jim & Trish Hunt, Bryan & Roberta Daniel, Mike German, Sue Redmond & Debbie Cochrane.

The following agenda items were discussed:

Financial Report

Sabra Pedrazzi reviewed the Treasurer's Report with the Board. See full report for details. The Board discussed and approved raising the annual HOA dues. The dues will be raised to \$715.00 for 2018.

Treatment Plant

Mark advised the Board that the new "Decant Pump" has been purchased and installed. Roberta provided an update on the status of the roofing project. To this point, she has been unable to find a contractor willing to bid the project. She will continue to reach out to local contractors in an effort to find one willing to take on the project.

CC&R Update

Debbie finalized the contract with Steven Goldplat, the attorney hired to rewrite the CC & R's and Bylaws. The total cost for him to rewrite the CC & R's is \$3360; \$3,000 for his services plus \$360 to file with the County. She hoped that the rough draft would be completed and available for the Board to review in December.

Holiday Party

The 2017 Holiday Party will be held at Ridgemark on December 2, 2017 at 6:30 PM. Trish will make a flier and collect the money. Roberta will post on Facebook. The room has a maximum capacity of 60. The HOA will pay for appetizers.

Future Meetings

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

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

December 2 @ 6:30 PM – Holiday Party @ Ridgemark Golf & Country Club



2017 Annual Cielo Vista HOA Meeting Minutes

The Annual Homeowners Association Meeting was held at Ridgemark Golf & Country Club on Monday, November 6, 2017 at 6:30 PM.

Board Members Present

Bryan & Roberta Daniel, Jim & Trish Hunt, Mark & Sabra Pedrazzi, Sue Redmond, Marianne Miller, Debbie Cochran and Marta Denice.

Opening

The meeting began at 6:30 PM. There were approximately twenty residents in attendance. 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. She mentioned the following:

- Man gates were added to the front entrance gates.
- Two pumps were replaced at the waste treatment plant.
- Electricity was restored to the waste treatment plant after a wire had been severed.
- Weed abatement around the water collection area near the mail boxes.
- The mail box structure and one bank of mail boxes had been repaired after a vehicle collision.
- The light pole on Fairview was straightened and a new light bulb installed after a vehicle collision.
- Two garage sales were held.
- The annual car show was held with twenty nine cars entered.

The Board updated residents on on-going projects. The following are brief summaries of discussions related to each topic on the agenda:

New Roof for the Waste Treatment Plant

Roberta discussed all of the issues the Board has faced while working with the County to get the permits to install a new roof. She explained that the County originally told us that they owned the building and they were responsible for putting the project out for bid. The County put the project out for bid in August of 2017. Only one contractor bid on the job and their bid was in excess of \$100,000 dollars. At the beginning of the project, the Board received a bid for \$25,000 dollars from another contractor. Marta Denice went to the County to discuss the discrepancy in bids. She was told by the County that the Association actually owns the water treatment plant and we were free to get our own bids. Roberta advised residents that the Board would put the project out for bid and hopefully have the project started after the beginning of the New Year.

Treasurer's Report

Sebra Pedrazzi went over the Treasurer's Report with all in attendance (see report for details). There were no questions regarding the budget.

Other Issues Related to the Water Treatment Plant

Mark Pedrazzi discussed the status of the plant with residents. He told them we had purchased and replaced two pumps during the year. He also explained we needed to replace another pump at a cost of \$3600 dollars. He said the Association should expect to pay for additional repairs beyond the roof. The Board recently received a key to the plant from the County. When Board members toured the inside of the plant, they learned that there was additional maintenance work that would have to be completed.

Robert's Ranch Project

Roberta updated residents on the status of the Robert's Ranch Project. She told them Board members attended the Planning Commission meeting where the project was discussed. Roberta told the residents the Planning Commission voted to send the project to City Council to consider for annexation. This prompted discussion from all of those in attendance. Some would like to see fences installed at the dead ends of Tierra Del Sol and Valle Verde as well as the two proposed walkways. Additionally, some feel the developer should pay for new perimeter fencing.

Update to CC&R's and Bylaws

Debbie Cochrane told residents the Board retained an attorney to rewrite both the CC&R's and Bylaws. She explained the projected timeline to residents. The following are key dates:

November 30, 2017 – Revisions posted to the HOA web page and available for review.

December 11, 2018 – Last day for residents to comment on changes/comments sent to attorney.

December 22, 2017 – Final revisions posted to the HOA web page for review.

January 1 -7, 2018 – Ballots sent to all residents.

January 22, 2017 - Special meeting to ratify new CC&R's and Bylaws.

Debbie explained it would require 51% of the residents to vote in favor of the new CC&R's/Bylaws for them to pass.

Plans for 2018

Roberta updated residents on the Board's plans for 2018. They are as follows:

Yard Sales – April 7, 2018 & September 9, 2018

Car Show – May 19, 2018

Have security cameras installed at entrance gates.

Ratify CC&R's and Bylaws on January 22, 2018.

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

Holiday Party

The annual HOA Holiday Dinner will be held on December 22, 2018 at 6:00 PM. All residents were encouraged to attend. Checks are due to Trish by November 24, 2017.