



Cielo Vista Homeowner Association

General Meeting Summary

January 19, 2015

A general meeting of the Cielo Vista Homeowner Association was held at Ridgemark on January 19, 2015. Approximately 50 homeowners attended, representing 33 households.

Welcome

Jose Vargas welcomed everyone and introductions were made.

Roberts Ranch Development Update

Bob Golobic and Jerry Rockwell spoke about the proposed Roberts Ranch development adjacent to Cielo Vista and gave a brief summary of what they understood to be the County Planning Department application and approval process for developments. The importance of having Cielo Vista representation at the planning meetings was stressed, possibly even including a legal representative. Homeowners were asked to defer questions until after the agenda discussion.

Front Entrance Gates

Bryan Daniel announced that the entrance gate should be operational in about two to four weeks. He distributed a question and answer sheet; homeowners were encouraged to provide email feedback (bryand@chreynolds.com). Jose Vargas thanked Bryan for all of his hard work involved in the accomplishment of the entrance gate project.

Financial Report

Jose gave a summary of the 2015 budget and explained new line items, including an allocation for legal fees. He announced that an attorney has been retained to represent the Cielo Vista homeowners with regard to the Roberts Ranch development.

Homeowner Association Committees

Jose gave an explanation of the five homeowner association advisory committees: Finance, Architectural Review, CC&Rs, Activities & Events, and the Gate Committee. Homeowners are invited to volunteer for one or more of the committees. A sign up sheet has been attached to the agenda, and can either be filled out later or left with him tonight.

The meeting was ended and an informal question and answer session followed.



Cielo Vista HOA Board Meeting Minutes

January 2015

The Homeowner Association Board meeting was held at the home of Jose and Vickie Vargas on Monday, January 12th.

Attendees

Bryan & Roberta Daniel, Jim & Trish Hunt, Jose & Vickie Vargas, Marta Denice, Bob Golobic, Yvonne Flippo, Marianne Miller, Jerry Rockwell, Nancy Knott, Mark Pedrazzi, Sue Hogue.

Financial Report

Financial report summary and proposed 2015 budget given by Treasurer Jose Vargas. A line item for office supplies was added to the 2014 budget and will be included in budgets going forward. There was a discussion about the allocated amount for legal representation (\$12K). An earlier proposal for additional fencing (estimate of \$7-10/linear foot) was postponed for the time being and was not included in the proposed budget.

Front Entrance Gates

Bryan Daniel reported that the front gates are nearing completion and should be operational by the end of February/early March. There were so many questions about how the entry/exit system will work that a conference call with the gate contractor was made. Some of the questions were answered but it was determined that a gate committee should be established to address operation, access, maintenance, transmitter vs. code or card access, tracking, etc. The gate contractor offers maintenance at estimated \$800/year with programming at no charge. He also recommended a bollard at the exit as well as lighting and reflectors. Gate committee members are: Bryan, Jim Hunt, Marta Denice, Yvonne Flippo, and Mark Davis.

The cost of remote transmitters will be \$35 each and each household can buy 4. Probably will go with access cards for trusted frequent visitors (relatives, babysitters, housekeepers, etc.) Cost and number available to be determined.

Roberts Ranch Development Update

Bob Golobic reported that the current status is unchanged as the County is still discussing the west of Fairview development—apparently there are some approval process issues that need to be resolved before the Roberts Ranch development will be scheduled.

Legal Representation

Roberta Daniel reported that she had talked with two different attorneys: Dave Swiegert of Fenton & Keller and Sean Absher of SYC&R. Her recommendation was that the Board should retain the services of the Sean Absher. Of the two attorneys, she felt more comfortable with Sean Absher. A motion was made for the Board to vote on whether to go forward with hiring an attorney. The vote was 2 to 1 in favor of hiring an attorney right away rather than to take time to consider other attorneys. Another motion was made for the Board to vote to hire Sean Absher. The vote was passed 2 to 1 in favor of retaining Sean Absher.

New Business

A mailing has been done announcing the general meeting of the Homeowner Association at Ridgemark on January 19th. Information will be posted on the Facebook page and flyers distributed. Signs will also be posted at the entrance and at the mailbox.

Jose will facilitate the meeting and talk about the various committees and Board election process. He will also discuss the financial report. Jerry Rockwell and/or Bob Golobic will give an update on the Roberts Ranch status. Bryan Daniel will talk about the front entrance gate.



Cielo Vista HOA Board Meeting Minutes

February 2015

The Homeowner Association Board meeting was held at the home of Bryan and Roberta Daniel on Monday, February 16th.

Attendees

Bryan & Roberta Daniel, Jim Hunt, Bill & Nancy Knott, Marianne Miller, Marta Denice, Mark Pedrazzi, Sue Redmond, Sue Hogue, Melana Bailey, Todd Biermann

New Officers

New HOA Board officers for 2015 were appointed as follows:

President - Roberta Daniel
Vice President - Nancy Knott
Treasurer - Rick Davis
Secretary - Jim Hunt
Sgt. of Arms - Sue Redmond
Web Master - Trish Hunt

Committees & Members

The following HOA committees were established or re-established:

Architectural Review - Bryan Daniel, Mark Pedrazzi, Sue Redmond, Trish Hunt, Yvonne Flippo

CC&Rs - Nancy Knott, Mark Pedrazzi, Trish Hunt, Jim Hunt, Yvonne Flippo

Gate - Bryan Daniel, Marta Denice, Mark Pedrazzi, Yvonne Flippo, Jim Hunt

Communication & Events - Roberta Daniel, Nancy Knott, Melana Bailey, Trish Hunt, Sabra Pedrazzi

Finance Committee - Rick Davis, Marianne Miller, Marta Denice

Government Affairs - Jerry Rockwell, Bob Golobic, Marta Denice

New Meeting Date

The HOA Board will meet monthly on the third Thursday of each month at 6:30 p.m., with location chosen at preceding meeting.

Procedures for Entry Gate

Bryan Daniel reported that the gate installation is completed and that they can be operational as soon as the remotes & cards have been distributed. Lighting was procured by Bryan at \$1000 and installed by Rod George. Discussion regarding bulb tint.

The gate committee members decided to hand out the remotes and cards at the mailbox area on Thursday, February 26th from 4-7 p.m. and on Saturday, February 28th, from 10 a.m. to 12 noon. Homeowners will be asked to register for the remotes and cards, and must be signed for by an adult.

Other Business

New resident, John White at 451 Tierra del Sol, who would like to be involved in the Board or any committee.

Board & committee members should keep track of their expenses (i.e., paper, mailing costs, printer ink, etc.) and submit receipts to Treasurer Rick Davis for reimbursement.

The meeting was adjourned at 8:25 p.m. The next meeting will be Thursday, March 19th at the residence of Marianne Miller, 281 Tierra del Sol.



Cielo Vista HOA Board Meeting Minutes

March 2015

The Homeowner Association Board Meeting was held at the home of Marianne Miller on Thursday, March 19th.

Attendees

Bryan & Roberta Daniel, Jim & Trish Hunt, Bill & Nancy Knott, Bob Golobic, Marta Denice, Rick Davis, Mark Pedrazzi, Marianne Miller and Jerry Rockwell.

Financial Report

A summary of the March 2015 Financial report was given by Treasurer Rick Davis. There was also discussion about raising the HOA fees related to the transfer of documents when a house is sold or otherwise changes hands. The HOA currently charges a fee of \$50.00. The current market rate for such transfer fees is approximately \$250.00. This matter was referred to the Finance Committee for further discussion.

Front Entrance Gates

Bryan Daniel reported that the entrance gates have passed final inspections with San Benito County. Bob Golobic raised the following concerns regarding the operation of the gates:

1) The current programming of the gates allows for too much of a delay in the time it takes for the gates to close which allows too many vehicles access to the neighborhood on one gate activation.

Solution: Brian advised that he will have the gate company reduce the time that the gates stay open after activation. This will be done in phases as to give everybody ample time to adjust. The goal is to have the gate remain open only long enough for one vehicle to enter the neighborhood at a time.

2) The current sensitivity setting on the exit gate's triggering mechanism is such that it is not triggered by motorcycles.

Solution: Brian advised that he will have the gate company adjust the sensitivity of the triggering mechanism so that the exit gates can be activated by motorcycles.

3) Some homeowners have experienced difficulty with the phone entry option when trying to open the gates. It was determined that this most likely occurs because the person seeking entrance calls from their cell phone instead of the keypad.

4) A vendor gave their entry code to a homeowner.

Solution: Brian said he will contact that vendor directly and remind them that they are not to give out their entry codes, not even to homeowners.

Additionally, the company that services the gates recommended that we install reflective tape on the keypad to avoid car mirrors colliding with it in the dark.

Garage Sale

The garage sale will be held on the weekend of March 28-29. The front entrance gate will be open continuously from 8:00 AM until 1:00 PM to allow easy entry for those coming to shop. To publicize the event, Vickie Vargas had signs made that will be posted at the entrance, Trish Hunt created a flyer that was posted on the HOA website, and Roberta Daniel posted it on several social media sites.

Water Treatment Facility

Deficiencies with the water treatment facility were brought to the board's attention by the company servicing the facility, Bracewell Engineering. Bracewell advised that one of the two submersible water pumps was no longer functioning and it was incapable of being repaired. They recommended that it be replaced. A new Flygt submersible water pump was purchased and should arrive and be installed in eight to nine weeks. The total cost for the new pump \$9,673.31.

Bracewell also indicated that there were other issues with the treatment facility that needed to be addressed or they would no longer be able to service it. These exact issues referred to were unknown at this time. Mark Pedrazzi said he would make contact with a representative from Bracewell to discuss these issues and report back at the next board meeting.

Jim Hunt raised concerns regarding the condition of the roof on the treatment facility. This issue was original brought up at the January Homeowner's Association meeting. Several tiles are either broken or missing. The board agreed that this issue should be addressed before the situation worsens. Jim Hunt, Marta Denice and Bob Golibic all agreed to provide names of roofing contractors to Jerry Rockwell. Jerry will serve as the point of contact to obtain bids from these companies for roof repairs.

Environmental Impact Study

Several homeowners received letters from San Benito County regarding the proposed Roberts Ranch Subdivision. These letters were a Notice of Preparation (NOP) of an environmental impact report on the land slated for the Roberts Ranch Subdivision. The notices informed the homeowners that there was a planned public scoping meeting scheduled for March 30, 2015 at 6:00 PM to be held at the Supervisor's Chambers in the County Administration Building.

Roberta Daniel reported that she had spoken with the attorneys retained to represent the HOA on this issue. The attorney's advised that the HOA needed to encourage as many homeowners as possible to attend this meeting. To achieve this, Marta Denice, Robert Daniela, Bill & Nancy Knott, Jim & Trish Hunt all agreed to walk the neighborhood and make face to face contact with homeowners to explain the issues and encourage their attendance. Additionally, Roberta said she would email all the homeowners and post the information on several social media sites as well.

New Business

There was no new business.

April Meeting

The Cielo Vista HOA Board meeting will be held at Marianne Miller's house on April 16, 2015 at 7:00PM.



Cielo Vista HOA Board Meeting Minutes

May 2015

The Homeowner Association Board Meeting was held at the home of Bryan & Roberta Daniel on Thursday, May 21, 2015 at 7:00 PM.

Attendees

Bryan & Roberta Daniel, Jim Hunt, Marta Denice, Rick Davis, Marianne Miller, Sue Redmond and Mark Pedrazzi.

Approval of April HOA Meeting Minutes

Jim Hunt provided copies of the April meeting minutes to the board members. They were reviewed and approved.

Financial Report

A summary of the April 2015 financial report was provided by Treasurer Rick Davis. The financial report was reviewed and approved.

Water Treatment Plant

Mark Pedrazzi gave an update on the status of the Water Treatment Plant. He advised that Bracewell Engineering had received the new pump and would have it installed shortly. Mark also advised that this particular model pump could not be used to replace the other defective pumps. According to Bracewell, the new pump is not compatible with the pumps needing to be replaced. Bracewell advised that they were currently researching the specifications for the pump needing to be replaced.

Roberta asked Mark to get these specifications from Bracewell once they had them. She suggested that we shop around for alternative replacement pumps that may be less expensive. The Board agreed that we could not proceed with replacing the other pumps until the information was received.

Additionally, the Board decided that replacing the pumps is more urgent than repairing or replacing the roof. The Board decided to postpone replacing the roof until the pump issues were resolved and until the method of financing the roof repairs could be determined.

CC & R's

Roberta proposed to the Board that we consider a raise in the Homeowners Association dues. The idea was discussed with most of the Board in favor. It was sent to the CC & R Committee for discussion.

Roberts Ranch Update

Roberta advised that we submitted a request to San Benito County to obtain copies of all records they have pertaining to the Roberts Ranch Development. When Marta went to pick up the copies, she was told that the fee for the reproduction of the records was \$3600.00. \$750.00 was for the copies while \$2950.00 was for the “consultant” who made the copies. Marta and Roberta declined to pay this fee because it was excessive. Roberta advised Jerry Muenzer of the situation and he agreed that the fees were excessive. He said he would look into the matter. The Board decided to wait on a course of action until we hear back from Jerry.

Landscaping the Entrance

Marta Denise updated the Board on the status of the project. Marta, Mary Jane Rockwell and Marianne Lee drafted a plan for landscaping the entrance. Marta reviewed the plan with two variations, one with river rock and the other without. Lee Landscaping provided an estimate for both plans. The estimate for the plan that included river rock was \$5,364.00 while the estimate for the plan without river rock was \$4165.00.

The Board discussed both plans and felt that we could save the HOA money by doing the work ourselves. The Board decided that the work could be divided into two weekends; the first weekend for removing the existing landscaping and the second weekend for planting the new landscape. It was decided that the removal weekend would be on Saturday May 30, 2015 from 8:00 AM until 1:00 PM and the planting weekend would be on Saturday June 6, 2015 from 8:00 AM until 1:00 PM. Roberta said she would send an email to the entire HOA advising them of the dates and inviting them to participate.

Committee Updates

None

New Business

Mark Pedrazzi proposed that the HOA hold a car show by the mail boxes for those in the HOA that have classic and/or sports cars. The Board agreed that this would be a fun event and decided to hold it on Saturday June 27 from 8:00 AM until 12:00 PM. Mark said he would draft a flyer and Roberta said she would send out the flyer in an email and post it on Facebook.

June Meeting

The June Cielo Vista HOA Board meeting will be held at Bill & Nancy Knott’s house on June 18, 2015 at 7:00PM.

CIELO VISTA HOMEOWNERS MEETING MINUTES

July 17, 2015

Attending: Roberta Daniel, Bryan Daniel, Rick Davis, Mark Pedrazzi, Jerry Rockwell, Mary Jane Rockwell, Sue Redmond, Marta Denice

FINANCIAL REPORT

Rick Davis presented the Treasurer Report for the period January 1 through July 1, 2015. Total current Assets are \$80,571.33, after expenditures to date of \$34,067.14. The Budget Report reflects 40% of the annual budget expended after six months.

NEIGHBORHOOD EVENTS

Entrance Landscaping Project – The Entrance Landscaping Project is considered a success. Neighbors from close to 20 households participated in the two-day (May 30th & June 6th) DIY project which included ripping out existing plants, installing new irrigation and planting new bushes and flowers. The savings, from completing the project ourselves, were approximately \$2000. The plants were purchased from Lowes, so there is a one-year, return with receipt, policy on the plants should any not survive the summer heat.

Neighborhood Car Show – For the first time in Cielo Vista history, a Neighborhood Car Show was held. The June 27th event was coordinated by Mark Pedrazzi, who reported that there were 29 entries. In addition to the entrants, many residents came down to the grass area near the mailboxes to see the cars and mingle with neighbors. The owners drove their vehicles around the neighborhood after the 9:00am-Noon event, and a video of this Car Show Parade will be posted on the Cielo Vista Facebook. Mark indicated that he is agreeable to coordinating a neighborhood car show next year.

2015 Christmas Party – There was discussion regarding the 2015 Christmas Party. Last year's party was held at Tres Pinos Inn and was well attended, but the occupancy was at capacity. The possibility of greater attendance for this year's party was discussed which led to discussion about having the event at a larger location, like Ridgemark, Leal's, or Tres Pinos Hall. Roberta Daniel volunteered to contact various locations regarding price and availability. It was agreed that Roberta can use her discretion to book the location for the 2015 Christmas Party, and the possible dates for the party are December 4th, 5th, or 11th.

PUMP HOUSE MAINTENANCE

Pump - Mark Pedrazzi gave an update on the sewage pumps. A replacement pump has been located, but, at a price of approx. \$10,600, it is more expensive than originally anticipated. Currently, 4 out of 5 pumps are working, so getting a new pump means that all pumps will be working. Mark recommended that the HOA purchase a new pump to have 5 working pumps at Cielo Vista. The recommendation was approved and Mark was directed to proceed with the purchase.

Roof – Jerry Rockwell recommended the HOA pursue replacing the roof, rather than repairing it, because there are other construction issues related to the roof that are more extensive than tile replacement. (Jerry had met with, and received bids from, several contractors earlier this year.) There was discussion regarding the roof situation. It was decided that roof replacement will be pursued, and the ultimate decision for how to pay for this Pump House Maintenance will be determined by a Homeowners vote at the September Homeowner's Meeting.

SEPTEMBER HOMEOWNER'S MEETING AGENDA TOPICS

There was discussion regarding the September Homeowners Meeting and the topics to be included on agenda. Depending on Office Holder and location availability, the target for the meeting is an evening during the week of September 14th. Agenda items to include:

A. Voting for how to pay the +\$23K for Pump House Maintenance. Choices to include: levying an assessment, borrowing from another budgeted account, reassigning HOA reserves.

B. Homeowner's Dues Increase from \$550 to \$700.

C. Voting on the revised CCR's. Mark reported that the CCR committee completed their assignment to update the CCR's. He is in the process of incorporating the proposed changes and preparing a draft. He will distribute it for review at the next HOA meeting. Some of the proposed changes include: Vehicle restrictions, defining pet/animal limits, yard and driveway maintenance requirements, and increases to fines and transfer fees.

For the September Homeowner's Meeting, a cover letter and the proposed CCR's will be sent out before the meeting. The cover letter will encourage homeowners to review the CCR's and get their questions/concerns addressed prior the meeting. By doing this beforehand, the homeowners will contribute to the meeting flowing effectively and will be better informed when they vote.

ROBERTS RANCH PROJECT

Lobbying Efforts - Members of the HOA have met with various officials to express concerns regarding the 200+ homes proposed by the Roberts Ranch Project. Roberta Daniel and Nancy Knott met directly with many of them. The officials include: County Supervisors (Jerry Muenzer, Jaime DeLaCruz, Margie Barrios, Anthony Botelho, Robert Rivas), Planning Commissioners (Pat Lowe, Robert Rodriguez, Dan DeVeries, Jeff Culler) and Hollister Mayor (Ignacio Velasquez). The majority was sympathetic to HOA concerns. In addition, they shared their concerns about the development because of a condensed neighborhood's expectation for services and the insufficient status of the current infra-structure.

Project Update – The current project is not requesting annexation. During the week of June 22nd, County staff met with the Roberts Ranch team and asked for several changes. The changes include: Setback now proposed at 30ft, Reduction of quantity of houses around the proposed park, ingress at Old Ranch Road, barricades at Cielo Vista (near Daniel and George properties). A revised map incorporating these and other changes is not yet available. Lastly, the First Draft EIR is anticipated at the end of July.

HOA Position – The HOA maintains its position of *No Change To Current One Acre Zoning* for the location of the proposed development.

GATE OBSERVATIONS

Mark Pedrazzi reported that some motorcyclists, including some from the neighborhood, are choosing to ride on the sidewalk to avoid going through the gate. These observations were made of both entering and exiting motorcyclists. To address exiting bikers, Brian Daniel will see if the sensitivity can be adjusted for the exit gate. Mark suggested that, sometime in the future when funds are available for this type of improvement, the HOA should consider installing side fences on both sides of the gate and, should sensitivity adjustment not be sufficient, a manual exit device for motorcyclists. There was agreement that this would be a consideration for next year.



Cielo Vista HOA Meeting Minutes September 2015

The Homeowner Association Board Meeting was held at the home of Jim & Trish Hunt on Thursday, September 3, 2015 at 7:00 PM.

Attendees

Bryan & Roberta Daniel, Jim Hunt & Trish Hunt, Bill & Nancy Knott, Rick Davis, Marianne Miller and Jerry Rockwell.

Robert's Ranch update

Roberta provided an update on the Robert's Ranch Development. The Robert's Ranch developers withdrew their building application from the County. They then submitted an application to the city of Hollister. The application included plans for the Robert's Ranch Development as well as a plan to annex the development into the City. The City supervisors voted 3 -2 to accept the application.

The next step in the application process involves the submission of the plans to LAFCO (Local Agency Formation Commission). LAFCO will evaluate the plans and make their recommendation to the City Planning Commission. If the Planning Commission recommends approving the project, it would then go to the City councilors for final approval. This whole process will take several months.

The Board discussed strategies for opposing the development. We agreed to continue to keep the issue at the forefront on social media by expressing our opposition on the "What's up in Hollister" Facebook page. The Board also decided that it was prudent to continue to meet with individual members of the City Council, Planning Commission and LAFCO to express our opposition the development.

Road Repairs

Rick updated the Board on the status of the roads within the development. Rick advised the Board that we have never had a contract for regular road maintenance and repair. The roads are now twenty five plus years old and in need of repair. There are numerous spots within the development where the pavement is either cracking, breaking or coming up all together.

Rick spoke with Kurt Nicholson about the conditions of the roads. Kurt advised that the slurry seal/crack seal that was done to the roads in 2007 was a good idea at the time, however, this type of treatment is only good for five to seven years. Kurt told Rick that it is time for more serious road repairs. He suggested a "hot crack fill" treatment before the rainy season starts.

Kurt offered up the following budget for a 1-day full crew "hot crack fill" operation:

10 locations with up to 3,200 sq. feet plus 100 tons of material would be roughly \$35,000. That's \$20,000 for labor and equipment plus \$15,000 for up to 100 tons of material. Kurt advised that this would only be a stop gap measure and that the roads would still need more serious repair next spring or summer. Kurt also suggested that the Board entertain the idea of a regular road maintenance contract.

Financial Report

A summary of the September 2015 Financial report was provided by Treasurer Rick Davis. The Board discussed the fact that both the water treatment plant and the roads need considerable repair. Currently, we do not have enough funds in either the water treatment plant reserves or the roads reserves to cover all the proposed repairs. We would have to use all of the water treatment plant reserves, roads reserves and the entire unplanned reserves fund to complete the necessary repairs. This might not be enough to cover all the repairs and would leave all three accounts with a zero balance.

The Board discussed the possibility of raising the yearly membership dues and/or a special assessment. We agreed to take both plans to the membership at the annual membership meeting on September 28, 2015.

Committee Updates

None

Annual Membership Meeting

The next annual membership meeting will be held at Ridgemark Country club on Monday September 28, 2015 at 7 PM. The agenda will include:

- An update on the Robert's Ranch update.
- The financial Status of the HOA.
- Possible increases in yearly membership dues and/or special assessments to cover necessary repairs to the water treatment facility and roads

October Meeting

The October Cielo Vista HOA Board meeting will be held at Jim & Trish hunt's house on October 22, 2015 at 7:00PM.