



Cielo Vista HOA Meeting Minutes

April 2016

The Homeowner Association Board Meeting was held at the home of Marianne Miller on Tuesday, April 19, 2016 at 7:00 PM.

Attendees

Bryan & Roberta Daniel, Jim & Trish Hunt, Nancy Knott, Rick Davis, Marianne Miller, Mark Pedrazzi, Marta Denice and Sue Redmond. The following is a summary of the discussions related to each topic.

HOA Finance Review

Treasurer Rick Davis provided the board with an update on the financial status of the HOA through March 31, 2016. Rick advised the Board that he recently received a debit card for the HOA bank account. Rick explained that the HOA has never had checks or a debit card associated to the HOA bank account. He explained that the HOA has historically submitted all accounts payable to Bianchi, Kasavan and Pope (BKP) for payment. BKP would then generate a check and pay the bill. Rick advised that each check BKP generates is subject to a fee. Rick proposed that the HOA keep the debit card for minor purchases such as signage, paint, etc. Doing so would reduce the expense associated to the checks generated by BKP. The Board voted and agreed that the HOA should keep the debit card for minor purchases.

Additionally, Rick advised that part of the HOA budget includes funds for travel and entertainment. He said these funds are there to cover expenses related to the Christmas party as well as monthly and bi-annual HOA meetings. He proposed that a portion of these funds be allocated to the individuals that host monthly HOA board meetings. The Board voted on the matter and agreed that each homeowner that hosts a monthly meeting is entitled to \$25.00 reimbursement to offset the expense of buying food and drinks.

Waste Treatment Plant

Roberta provided an update on the repairs needed to the waste treatment plant. Funding for all repairs was collected through the special assessment in January. Roberta learned that San Benito County regulations require that all roof repairs done to the waste treatment plant are required to go through then County. The County requires an open bid process to select the contractor to complete the work. The contractor must meet all of the County requirements. Roberta advised the Board that the County had already drafted the proposal for the scope of work and the proposal went to County Council for approval.

Roberta also advised the Board of two other issues related to the waste treatment plant. First, the County wants all the vegetation removed from the plant's roofline. Additionally, the County normally pays Bracewell Engineering to remove the waste from the plant two times per year. The money the County currently has in reserves to pay Bracewell for this removal is not enough. The Board agreed to continue to look into this matter.

CC&R Update

Mark advised that the CC&R Committee has finished with the proposed updates to the CC&R's. Bryan will forward the proposed changes to the attorney for review.

Roberts Ranch

Roberta advised that the Roberts Ranch Development is currently off the table. The plan was put to the Hollister City Council for a vote on annexation. The Council voted the plan down due to infrastructure concerns.

Entrance Gates

Mark advised of issues with vehicles driving over the sidewalks to gain entry into the development as well as vehicles driving into the development through the exit gate. Mark made two proposals to combat these issues. The first proposal was to fence off the sidewalk area with a pedestrian gate. The second was installing bollards to block the sidewalk from vehicular traffic. The Board agreed to get quotes on both before deciding on how to proceed.

Security cameras have been purchased for the front gates. Bryan will install them.

Roads

Now that the rainy season has ended, the Board decided to bring Bond Pavement Solutions back out to identify and repair areas of the roads most in need.

Miscellaneous Items

Street Parking – Letters have been sent out to residents parking/storing vehicles in the roadway.

Garage Sale – The garage sale will be held on April 30, 2016 from 8 AM – 1 PM. The gates will remain open.

Car Show – The 2nd Annual Cielo Vista Car Show will be held on Saturday, June 4, 2016 from 9 AM – 3 PM. The show will be held on the grassy area by the mail boxes and is open to family and close friends. Last year we had 30+ cars. There will be a BBQ with food provided by the HOA.

Future Meetings

The schedule and location of upcoming meetings is as follows:

May 17 – Bill & Nancy Knott's House

June 21 – Jim & Trish Hunt's House

July 19 – Marianne Miller's House

August 16 – Bryan and Roberta Daniel's House

September 20 – Jim & Trish Hunt's House

October 18 – Mark Pedrazzi's House

November 1 – Annual HOA Meeting (Location TBD)

December 20 – HOA Christmas Party (Location TBD)

MAY 2016 MEETING MINUTES

Meeting was to be held at Bill and Nancy Knott's on Tuesday, May 16, but was cancelled the day before by the hosts. HOA business was handled via email.

Gate Issues:

Bryan requested a bid from the gate company to gate the sidewalks.

Bryan will order more gate cards. We are out. He advised that with shipping and tax, replacement remotes now cost \$53.

Surveillance cameras have been purchased and an electrical box for the DVR was donated by Bryan Daniel. He will get a crew together to install them and a video surveillance warning sign at the entrance.

Children have been playing on the gate. Residents have been advised to be aware that damage to the gate due to this is unacceptable. Children should not play on the gate. Residents are responsible for gate damage and children could get hurt.

Water Treatment Plant:

The County still has the bid request in front of County Council. Roberta will contact Supervisor Muenzer to expedite this step since they have had this before them for more than one month.

Tree Trimming:

The Stevensons have requested that the Quality Safe Tree Service return to finish the job of removing the trees that they cut down in March. Roberta will also have them remove the palm tree next to the Water Treatment plant and cut any trees that are hanging over that building as per the County's request.

Retention Pond:

The retention pond was mowed at a cost of \$700.

Car Show:

Car show will be held on June 4 from 9-3. Sue Redmond will provide a BBQ. Roberta will buy food for the event.

General Liability Insurance:

Renewed on May 12

The next meeting will be held at the home of Trish and Jim Hunt at 7:00 PM on June 23.



Cielo Vista HOA Meeting Minutes

June 2016

The Homeowner Association Board Meeting was held at the home of Jim and Trish Hunt on Tuesday, June 21, 2016 at 7:00 PM.

Attendees

In attendance were Bryan & Roberta Daniel, Trish Hunt, Rick Davis and Sue Redmond. The following is a summary of the discussions related to each topic.

HOA Finance Review

Treasurer Rick Davis provided the board with an update on the financial status of the HOA through May 31, 2016. Rick reviewed the Treasurer's Report and advised that finances and budget are on track. He also reviewed the PG&E proposal regarding the replacement of our (22) streetlights with new LED lights. PG&E will replace the lights at no cost. The reduced power usage is projected to save approximately \$650 per year on the Association's power bills. Additionally, Rick had the accountant send a check for \$25 to Jim & Trish Hunt for hosting the meeting. This is an item that we voted on and agreed to at the last meeting.

Waste Treatment Plant

No new news from the County for replacing the roof. The bid is still in County legal. At the request of the County, the trees surrounding the waste treatment plant will be trimmed or removed within a week.

Entrance

The trees around the entrance need to be trimmed again due to blight. According to the arborist, several trees in the neighborhood have it and it is highly contagious. The trees also need to be treated chemically to stop the blight. Mike German will see about obtaining the necessary chemicals at his cost.

Rick asked for a "No Soliciting" sign to be posted at the gate and Roberta agreed to buy one.

Jim and Trish have taken on the task of refurbishing the corner street signs. The signs need to be sanded and repainted. The Board approved the request to purchase sandpaper, paint and painting supplies.

Roberts Ranch

No new news on the Roberts Ranch Development. Per Marta Denice, the City of Hollister is still processing the Environmental Impact Report.

Entrance Gates

At the April meeting the Board discussed the idea of gating the sidewalk area adjacent to the entrance gates. This would stop people from driving vehicles and motorcycles over the sidewalk to gain entrance to the development. Bryan has contacted the gate company to get estimates for the sidewalk gates. New stop signs and cameras still need to be installed.

Roads

Several areas of roadway that need repair have been marked by Nicholson Construction. They will provide an estimate on the cost of the repairs. Roberta has contacted Travis Bond to get a second estimate and opinion on what needs to be done. Nicholson Construction suggested that for budgetary reasons, we should plan to do a crack seal every two years. Nicholson's crew only does patching. Travis Bond said that he would help us put together a 5-year plan, but in his opinion, we should think about redoing the roads sections at a time. By next meeting, we should have several options and costs.

Miscellaneous Items

Vice President Vacancy - Nancy Knott has resigned from the Vice President position. The board will announce the vacancy through the Cielo Vista HOA Facebook page.

Architectural Review Board – The ARB has approved plans for paint color changes for the Hassan, Lee and Rockwell homes and approved a driveway installation so that the Espinolas can access their backyard to move a trailer behind the fence.

Gate Cards – A new box of cards have been purchased. People can contact Bryan Daniel should they need to purchase additional cards.

Landscaping - Lee landscaping replaced a broken sprinkler in the common area.

Car Show – The 2nd Annual Cielo Vista Car Show was rescheduled for Saturday, July 9, 2016 from 9 AM – 3 PM. The show will be held on the grassy area by the mail boxes and is open to family and close friends. Last year we had 30+ cars. Sue Redmond will provide a BBQ so that residents can bring a picnic lunch.

Future Meetings

The schedule and location of upcoming meetings is as follows:

July 19 – Marianne Miller's House

August 16 – Bryan and Roberta Daniel's House

September 20 – Jim & Trish Hunt's House

October 18 – Mark Pedrazzi's House

November 1 – Annual HOA Meeting (Location TBD)

December 20 – HOA Christmas Party (Location TBD)



Cielo Vista HOA Meeting Minutes

July 2016

The Homeowner Association Board Meeting was held at the home of Marianne Miller on Tuesday, July 19, 2016 at 7:00 PM.

Attendees

In attendance were Bryan & Roberta Daniel, Mike German, Rick Davis, Marianne Miller, Jim Hunt, Amber Kluga, Sue Redmond and Joe & Sophie Kosinski. The following is a summary of the discussion related to each topic.

New Board Members

Roberta welcomed two new members to the Cielo Vista HOA Board of Directors. Mike German was introduced as the new Vice President and Amber Kluga was introduced as the new Webmaster.

New Neighbors

Roberta advised that the residence at 211 Tierra Del Sol has been sold to the Silva family and the residence at 346 Vista De Oro has been sold to the Cochran family. Additionally, the Flippo residence has been rented to the Standridge family. The Board welcomes all three families to the neighborhood.

2016 Car Show Recap

The second annual car show was held on the grassy area near the mail boxes on July 9, 2016 from 9:00 AM – 3:00 PM. The show was open to all residents as well as friends and family of residents. Approximately 30 cars were displayed and fun was had by all. The Board wanted to thank Mark Pedrazzi for organizing the event and Brent Redmond for providing the barbecue grill.

HOA Finance Review

Treasurer Rick Davis provided the board with an update on the financial status of the HOA through June 30, 2016. Rick reviewed the Treasurer's Report and advised that HOA's finances and budget are on track with projections.

Roads

Roberta told the Board that she and Bryan had identified the areas of roadway in most need of repair. Nicholson Construction submitted a bid for two types of repairs; roadway replacement or skin patch overlay. They bid \$36,966 for 6,100 square feet of roadway replacement. This bid included digging out the damaged roadway, backfilling with base rock and repaving the area. Nicholson also put in bid of

\$26,270 for 14,000 square feet of skin patch overlay. This type of repair is less extensive as the roadway replacement. Roberta advised that she was still waiting for an additional bid from Bond Construction.

Tree Trimming

Per County regulations, the trees around the water treatment plant have been trimmed back. Additionally, since the Eucalyptus Trees behind the Stevenson residence were trimmed, more branches have fallen down. Since that the HOA is responsible for these trees, the Board agreed to get bids on trimming and/or removing the trees.

Waste Treatment Plant Roof

No new news from the County for replacing the roof. The bid is still with County legal. County engineers are expected to come out for inspection in the next week or so.

Entrance

The trees around the entrance were trimmed. Amber checked and adjusted the sprinklers. The following projects still need to be completed:

- Touch up the paint.
- Install surveillance cameras.
- Install new stop signs, no soliciting sign and surveillance signs.
- New wood chips.
- Repair/repaint street signs.

CCR's

Mark Padrazzi and the CCR Committee are putting the finishing touches on updates to the CCR's. When they are finished, the updated CCR's will be sent to the attorney for review.

Christmas Party

The annual HOA Christmas Party will be held at the Tres Pinos Inn Gate House on December 9, 2016 at 6:30 PM

All HOA Meeting

The annual general associating meeting will be held on November 1, 2016. Location TBD.

Next Meeting

The next HOA Board meeting will be held at Bryan and Roberta's home on Tuesday, August 16, 2016 at 7:00 PM



Cielo Vista HOA Meeting Minutes August 2016

The Homeowner Association Board Meeting was held at the home of Bryan & Roberta Daniel on Tuesday, August 16, 2016 at 7:00 PM.

Attendees

In attendance were Bryan & Roberta Daniel, Mike German, Rick Davis, Jim & Trish Hunt and Sue Redmond. The following is a summary of the discussion related to each topic.

HOA Finance Review

Treasurer Rick Davis provided the board with an update on the financial status of the HOA through July 31, 2016. Rick reviewed the Treasurer's Report and advised that HOA's finances and budget are on track with projections.

Roads

Roberta told the Board that she received the estimates from Nicholson Construction and Bond Pavement Solutions for repair work on the roads within the development. Each estimate included costs for two different types of work. The estimates are as follows:

Nicholson Construction:

Dig Outs (\$36,966) – Grind, sawcut and remove failed areas to 4 inches. Re-compact exposed surface. Pave back with 4 inch thick hot mix asphalt approximately 6,100 SF in 12 locations. \$6.10 SF.

Skin Patch Overlay (\$26,270) – No asphalt removal. Hot RS-1 Oil on 14,200 SF in 38 locations. \$1.85 SF

Bond Pavement Solutions:

Pavement Patching (\$27,875) – Remove and replace approximately 5,000SF of failed pavement at a depth of 4" with hot asphalt mix. \$5.50 SF

Pavement Surfacing – 2 Inch Depth Overlay (\$52,500) – Grind edges for smooth conform. Apply SS-1 track oil to surface. Furnish, place and compact 31,500SF of hot mix asphalt at a depth of two inches. \$1.75 SF

The Board made the decision to call Bond Pavement Solutions back out to discuss what work could be completed while still staying within the \$35,000 budgeted for repairs.

Tree Trimming

The Eucalyptus trees behind the Stevenson, Lee, and Martin homes will be trimmed the week of August 22, 2016

Waste Treatment Plant Roof

No new news from the County regarding replacing the roof. The bid is still with County legal and County representatives are no longer answering telephone calls or emails. An email has been sent to Jerry Muenzer asking for his assistance. Mike German will go down in person and make contact with County representatives to check on the status of the project.

Entrance

The following projects are still in progress and/or need to be completed:

- Surveillance camera installation – Bryan and Rick will do the installation. Trying to coordinate a date that will work.
- Installation of new stop signs, no soliciting sign and surveillance signs – Bryan and Rick will handle the installation.
- New wood chips – Jim will handle this project.
- Repair/repaint street signs – Jim will handle this project.
- Sidewalk fencing estimate – Waiting to receive estimate from the gate company.

CCR's

Mark Padrazzi and the CCR Committee are putting the finishing touches on updates to the CCR's. When they are finished, the updated CCR's will be sent to the attorney for review. Mark wasn't available to provide an update.

Roberts Ranch Development

No news related to the Roberts Ranch Development. The County and City still haven't come to an agreement on terms of annexation.

Christmas Party

The annual HOA Christmas Party will be held at the Tres Pinos Inn Gate House on December 9, 2016 at 6:30 PM

All HOA Meeting

The annual general associating meeting will be held on November 1, 2016 at Ridgemark Golf & Country Club.

Next Meeting

The next HOA Board meeting will be held at Jim and Trish's home on Tuesday, September 20, 2016 at 7:00 PM



Cielo Vista HOA Meeting Minutes September 2016

The Homeowner Association Board Meeting was held at the home of Jim & Trish Hunt on Tuesday, September 20, 2016 at 7:00 PM.

Attendees

In attendance were Bryan & Roberta Daniel, Mike German, Rick Davis, Jim & Trish Hunt and Sue Redmond. The following is a summary of the discussion related to each topic.

HOA Finance Review

Treasurer Rick Davis provided the Board with an update on the financial status of the HOA through August 31, 2016. Rick reviewed the Treasurer's Report and advised that HOA's finances and budget are on track with projections. Rick advised the Board that all the street lights have been updated to LED. He said the Association can expect to see a yearly savings of approximately \$600.00.

Additionally, Rick learned that the Association has been paying the expenses related to three street lights that are on Fairview Road since 2010. In that time, the Association has spent nearly \$3600.00 on these lights. Rick is working with Public Works to determine if the Association is actually responsible for these lights since they are on Fairview Road and not actually in the perimeter of the development.

Roads

Roberta told the Board that Bond Pavement Solutions was contracted to do the repair work on the roads within the development. Bond identified the seventeen spots most in need of repair and will begin the repair work on Wednesday, September 28, 2016. The total cost of the project is \$37,500.00.

Waste Treatment Plant Roof

Mike and Rick have both been in contact with the County in attempt to determine the status of the roof project. So far, neither have had much success getting answers as to when the open bidding process will be complete. They will continue to address the issue with the County.

Garage Sale

The garage sale is scheduled for Saturday, October 1, 2016.

Entrance

Stop Signs – New stop signs have been installed on the entrance gates.

Cameras – Still waiting for installation.

Street Signs – Still waiting for paint/repair.

Entrance Lights – One burnt out lamp was purchased and installed.

Man Gate Estimate – As mentioned in prior reports, the Board has received complaints about cars and motorcycles driving on the sidewalk and yards of homes next to the entrance gates. The Board decided to get an estimate for man gates that would block the sidewalk and prevent cars from driving over it. Bryan worked with the gate company that installed the entrance gates to get the estimate. The estimate came back at \$2400.00. The Board voted unanimously to approve the funds for the project. Bryan will follow-up with the gate company to begin the process.

CCR's

The CCR Committee has completed the work on the CCR update. Bryan has left a message with the attorney to make arrangements for their review.

Christmas Party

The annual HOA Christmas Party will be held at the Tres Pinos Inn on December 9, 2016 at 6:30 PM

All HOA Meeting

The annual all HOA meeting will be held at Ridgemark on November 1, 2016.

Next Meeting

The next HOA Board meeting will be held at Mark Padrazzi's house on Tuesday, October 25, 2016 at 7:00 PM



Cielo Vista HOA Meeting Minutes October 2016

The Homeowner Association Board Meeting was held at the home of Mark & Sabra Pedrazzi on Tuesday, October 25, 2016 at 7:00 PM.

Attendees

Bryan & Roberta Daniel, Jim Hunt & Trish Hunt, Mike German, Marta Denice, Rick Davis, Marianne Miller, Sue Redmond and Mary Jane Rockwell.

This bulk of this meeting was used to prepare for the Annual Homeowners Association Meeting. We discussed the following items:

Finance

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

Main Gates

The pedestrian gates are currently being installed. The project should be complete in the next few weeks. They are being installed to prevent people from driving on the sidewalk to gain entrance into the development. The gates will be open on Halloween night to accommodate all of those coming into the neighborhood to Trick or Treat.

Road Repairs

The spots most in need of repair were identified and repaired by Bond Pavement Solutions on September 28, 2016. This will buy some time but additional repairs will need to be done in the future.

CCR Violations

Mary Jane Rockwell had some questions regarding the unkempt properties in the development. She asked what we could do to force people to take better care of their properties. We explained that the Board was somewhat limited in what we can do because that particular issue isn't really addressed in the CCRs. We advised her that the revised CCRs will have provisions for enforcement once they are approved.

CCR Revisions

The CCR Committee has completed the revisions to the CCRs. Roberta sent them to the attorney for review. She asked that this be addressed at the annual meeting.

Waste Treatment Plant Roof

Roberta advised that the County representatives and contractors came out for a job walk on October 12, 2016. She advised that the County has proposed a flat rate option. This option would allow the HOA to pay a flat fee of \$25,000 for the roof repairs. The Board decided to explore this option along with the bids submitted by the contractors.

Holiday Party

The annual Holiday Party will be held at Tres Pinos Inn on December 3, 2016 at 6:30 PM. The cost is \$30 per person and there is enough space for forty people. Trish volunteered to collect the money.

November Meeting

There will be no Board meeting in November due to the annual HOA Membership Meeting. The annual meeting will be held at Ridgemark on November 1, 2016 at 7:00 PM.



2016 Annual Cielo Vista HOA Meeting Minutes

The Annual Homeowners Association Meeting was held at Ridgemark Golf & Country Club on Tuesday, November 1, 2016 at 7:00 PM.

Board Members Present

Bryan Daniel, Jim & Trish Hunt, Rick Davis, Sue Redmond, Marianne Miller, Amber Kluga and Marta Denice.

Opening

The meeting began at 7:00 PM. There were approximately thirty residents in attendance representing approximately twenty households. Amber Kluga opened the meeting by thanking all of those in attendance and then introduced the Board. The following are brief summaries of the discussions related to each topic on the agenda:

Treasurer's Report

Rick Davis went over the Treasurer's Report with all in attendance (see report for details). During the discussion, the following issues were raised:

The status of the waste treatment plant roof and why the HOA is responsible for repairing it. .

Rick explained that the facility belongs to the HOA but requires County approval for repairs. He said the project had stalled with the County and that the Board is waiting on final approval to proceed and a list of contractor bids to choose from.

The reason the HOA is paying for a phone line.

Rick explained that the phone line the HOA pays for is for the keypad controlling access to the gates.

The status of road repairs, potholes and the balance of the funds in the road repairs reserves.

Bryan explained that the repairs had been completed on the areas that showed the most damage. He also explained that the repairs bought us time but eventually more extensive road repairs would be required. The future options for repairs were explained to all in attendance.

The sensitivity of the main gate sensors.

Bryan explained that the sensitivity has been changed to accommodate motorcycles and bicycles. Additional changes in sensitivity could be made if necessary.

After completing the discussions related to the Treasurer's Report, Bryan addressed issues related to the main gates.

Main Gates

Bryan Daniel explained that we are currently in the process of having pedestrian gates installed on both the entrance and exit gates. The purpose behind the pedestrian gates is to prevent people from driving over the sidewalks to gain entrance into the development. The pedestrian gates will not be locked. Bryan told those in attendance that we have video cameras to monitor the entry gate but we are still waiting for them to be installed. We also discussed the fact that people continue to use the exit gate as an entrance and asked everybody to be diligent in challenging people doing so. Bryan said that he gave the gate code to the secondary ambulance company that serves the County (AMR). Some people asked that we shorten the delay in both gates closing to reduce the likelihood of people following a resident in through the entrance gate or people using the exit gate for entry. Bryan said he could have this done.

Road Repairs

The repairs were completed and questions answered during the review of the Treasurer's Report.

CCR Violations

Amber explained the process for reporting CCR violations and how the Board addresses them. The Board explained that the CCRs had been rewritten by the CCR Review Committee. The revised CCRs were currently with the HOA attorneys for review. Once the review was complete, the CCRs would be sent out to all HOA members for review and approval.

Roofing Project

Since there was some discussion about the roof during the review of the Treasurer's Report, Amber and Rick reiterated the status of the project and repair options available to the HOA.

Holiday Party

Amber said the annual HOA Holiday Party would be held on December 3, 2016 at 6:30 PM at Tres Pinos Inn. She explained that there was room for 40 guests and asked that everybody get their payment (\$30 per person) to Trish Hunt.

Volunteers

Amber explained that the Board was in search of volunteers to help with projects around the neighborhood and to assist on the Board and associated committees. She invited everybody that might be interested to participate to contact one of the Board members.

The meeting concluded with Amber thanking everybody for attending.