



CIELO VISTA HOA MAY BOARD MEETING

October, 17, 2022, 6:30 PM held on Zoom

Attendees: Mike German, Mike and Barbara Ziebron, Bryan and Roberta Daniel, Christina Schofield, and Deborah Bradford

The following items were discussed:

Treasurer’s Report

Mike Ziebron reviewed the report and proposed the 2023 budget. After much discussion about where to put our access funds, the Board agreed to put as much as possible into the perimeter fencing as many of the sections along Airline Highway are in very poor condition. We agreed to fix as many sections next year as the budget will allow. Lumber prices are still higher than we originally budgeted for, but have come down slightly.

The Board voted to raise dues by 10% for 2023 to keep up with inflation. The new rate is \$1150, \$105 more per home.

Man Gate Installation

CCOI Gate Company will be installing the gate this week. The electrical has not yet been installed for the card reader, camera, and lights. They will be added later. Bryan will contact Rod George to schedule that work.

Landscaping

Roberta contacted Lee Landscaping to fix an irrigation leak at the neighborhood exit. Lee Landscaping has repaired it.

Perimeter Fencing

Adrien Bueno has completed the eleven sections of fencing that we had contracted him to do. Roberta received complaints from several homeowners that we should have done more sections; however, we did not have more money in the budget to do so. She advised each homeowner who complained that we would continue to replace more sections as we collect future dues.

Deborah Bradford attended the meeting addressing the Board to express her displeasure that Adrien came into her backyard and was in her shed looking for a power source for his jack hammering equipment without her permission. She said that she has no complaints with his finished product, but she didn't think it was right that he was trespassing. She wants the other homeowners to know that he said that it's each homeowner's responsibility to provide him with power so that he can run his power tools. He does not provide his own generator. The Board agreed that someone should talk to Adrien about this incident. Roberta agreed to call him.

Halloween

Roberta will post a survey on Facebook asking residents if they prefer the gates open or closed for trick-or-treating and ask whether they will be passing out candy on Halloween night. If the majority want the gates open, Bryan will have the gate company open them from 6:00-8:30 PM as has been tradition. Residents who wish to participate should turn their porch lights on.

All Homeowners' Meeting

The All Homeowners' Meeting will take place on Zoom on Monday, November 7 at 7:00 PM using Christina's account. Barbara agreed to make and deliver a flyer to notify all homeowners. It will be posted at the mailboxes too. Christina will send out an email to everyone for whom we have current email addresses.

Member List

Bryan will post an updated contact list on Slack so that Mike can have Bianchi send out the dues bills for 2023.