



Cielo Vista HOA Meeting Minutes January 2020

The Homeowner Association Board Meeting was held at the home of Bryan & Roberta Daniel on Monday, January 20, 2020 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Mark and Sabra Pedrazzi, Jose Vargas, Mike German and Marta Denice.

The following agenda items were discussed:

Treasurer Report

Jose Vargas reviewed the Treasurers Report with the Board. See report for details. Additionally, the Board discussed who should prepare the HOA's tax returns. Jose told the Board that Bianchi Tax Service usually prepares the Associations taxes and their fee is \$700.00. The Board agreed that we should research other tax services to see if we can find a more affordable option. Jose agreed to research other tax preparers.

Treatment Plant

Mark Pedrazzi advised the Board that a pump has failed in the treatment plant. The pumps are manufactured by FLYGT. It will cost the Association \$12,500.00 to purchase and install a new pump. Mark suggested that we purchase a second pump at the same time so we have one as a back-up should another fail. The Board approved the purchase of the new pump and decided against purchasing the second one.

Entrance Gates

The Board discussed installing additional fencing to connect the pedestrian gates to the fences of the adjoining houses. This would effectively stop pedestrian traffic from entering the development unless they have a code for the pedestrian gates. The cost to install the additional fencing is \$4000.00. This expense was not accounted for in the budget. The Board voted to transfer \$5000.00 from the Legal Reserve Fund to the Gate Expense Fund to install the fencing.

The Board also discussed installing a new camera at the gates to record the license plates of all vehicles entering the development. This camera will allow the Board to identify vehicles responsible for damaging the gates and/or associated to any disturbances or criminal activities occurring in the neighborhood. Bryan Daniel created a mock-up of a two way camera to be installed on the keypad pole. The Board looked at the mock-up and approved it. It will be installed in the next few weeks.

Perimeter Fencing

Portions of the perimeter fencing are in need of repair. The Association is responsible for making the repairs. Mark Pedrazzi said he would walk the perimeter to determine which portions of the fence are most in need of repair.

Landscaping

In the last few years several of the trees and bushes along Fairview Road have died. The Board discussed the issue and determined that the bushes and trees should be replaced and the irrigation repaired. Mark Pedrazzi said he would walk the area to assess the status of the irrigation system and determine how many trees and bushes need to be replaced.

CC&R Violations

The Board has received complaints for the following CC&R violations:

- Incomplete projects – fences not installed after being removed during a construction project.
- Exterior house paint in poor condition/houses needing to be repainted.
- Residents walking their dogs and not picking up after they defecate.
- Front yards not maintained.
- Vehicles parked in street overnight/too many vehicles in driveway.
- Garbage cans left in front yards instead of being placed behind the fence line.
- Holiday decorations left up long after the season has ended.
- Trees not maintained – Blight/disease/Mistletoe not removed from trees/dead trees not removed.

Violation letters will be sent to the homeowners.

Meeting Schedule

All meetings are held at 6:30 PM at the following residences:

- February 17th – Bryan & Roberta Daniel

- March 16th – Jim & Trish Hunt
- April 20th – Mike German
- May 18th – Debbie Cochrane
- June 15th – Jose Vargas
- July 20th – Bryan & Roberta Daniel
- August 17th – Mark & Sabra Pedrazzi
- September 21st – Jim & Trish Hunt
- October 19th – Debbie Cochrane
- November 2nd – All HOA/Ridgemark
- December – No Meeting



Cielo Vista HOA Meeting Minutes

February 2020

The Homeowner Association Board Meeting was held at the home of Bryan & Roberta Daniel on Monday, February 24, 2020 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Jose Vargas, Mike German, Marta Denice & Debbie Cochrane.

The following agenda items were discussed:

Presentation by Kaufman & Broad

Representatives from Kaufman & Broad Home Builders came to the meeting to give a short presentation on the Robert's Ranch Development. They told the Board that grading for the project was supposed to have begun two weeks ago but has been delayed while they wait for the final Environmental Impact Report. As currently planned, the homes will range in size from 1800 square feet to 2800 square feet. Phase 1 is slated to begin in August with the streets going in as well as model homes. Phase 2 will begin in December.

Security Cameras at front Gate

Bryan installed a new security camera at the front gate. It was installed to record the license plates of vehicles entering the neighborhood so the Board could identify any vehicles responsible for damage to the gate, associated to crimes committed in the neighborhood, etc. Unfortunately, the resolution of the recordings makes it difficult to read the license plates. The Board agreed to purchase a higher resolution camera. Jose said he would do the research and report back to the Board with a recommendation.

HOA Dues

All but five homeowners have paid their annual dues. Another has paid the collection service a partial payment.

Treasurer Report

Jose Vargas reviewed the Treasurers Report with the Board. See report for details. Additionally, the Board discussed who should prepare the HOA's tax returns. Jose told the Board that Bianchi Tax Service usually prepares the Association's taxes and their fee is \$700.00. Jose contacted another service and they said they could do the taxes for \$525.00. Jose suggested, and the Board agreed, to ask Bianchi if they would do it for the same \$525.00. Jose said he would report back next meeting.

CC&R Violation

The Board has received complaints for the following issues:

Issue: People not cleaning up after their dog defecates in common areas.

Resolution: The Board reminds all homeowners to clean up after your dog when you are walking them in the neighborhood.

Issue: Christmas Decorations left up long after Christmas is over.

Resolution: The Board reminds all homeowners to have all Holiday decorations taken down within a week of the Holiday ending.

Issue: Houses in need of exterior paint.

Resolution: The Board reminds all homeowners to maintain your house, including exterior paint, as it impacts all of our property values and detracts from the overall aesthetics of the neighborhood.

Issue: Palm Tree trimmings disposed of in other's yards.

Resolution: The Board reminds all homeowners to dispose of the trimmings properly. Do not throw them over the fence into other neighbor's yards.

Meeting Schedule

All meetings are held at 6:30 PM at the following residences:

- March 16th – Jim & Trish Hunt
- April 20th – Mike German
- May 18th – Debbie Cochrane
- June 15th – Jose Vargas
- July 20th – Bryan & Roberta Daniel
- August 17th – Mark & Sabra Pedrazzi
- September 21st – Jim & Trish Hunt
- October 19th – Debbie Cochrane

- November 2nd – All HOA/Ridgemark
- December – No Meeting



Cielo Vista HOA Meeting Minutes March 2020

The Homeowner Association Board Meeting for March 2020 was cancelled due to the COVID-19 Shelter in Place Order. The next meeting is tentatively scheduled for April 20, 2020 at Mike German's residence.



Cielo Vista HOA Meeting Minutes

April 2020

The Homeowner Association Board Meeting was held via a Zoom Cloud Meeting on Monday, April 20, 2020 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Jose Vargas, Mike German, Mark Pedrazzi & Debbie Cochrane.

The following agenda items were discussed:

Treasurer Report

Jose Vargas reviewed the Treasurer Report with the Board. See full report for details. The Board also discussed the process for referring delinquent homeowner accounts to collections. Jose explained the current process and suggested the Board modify the process moving forward. Jose proposed the HOA adopt a policy that we refer delinquent accounts to collections only after the homeowner owes more than \$1,800 and their payment is more than twelve months late. Jose also suggested sending a quarterly "Statement of Account" to all delinquent homeowners until the balance is paid in full. The Board discussed the issue and voted to move forward with Jose's proposal.

Perimeter Fencing

At the January meeting, the Board discussed making repairs to the perimeter fencing along Fairview Road and Airline Highway. There are numerous broken and/or missing fence boards. Because the fence is along the perimeter, the HOA is responsible for the repairs. Mark Pedrazzi agreed to walk the perimeter and determine which portions of the fence needed to be repaired.

In February, Mark provided a list of homes that have portions of the fence in need of repair. Additionally, Mark provided an estimate from Gene Bishop to complete the repairs. Gene quoted an amount of \$3,657 for materials and labor. The Board voted to proceed with the repairs. Jim Hunt will send a letter to the impacted homeowners asking they trim back all trees and shrubs leaning on the fence so the work can be completed. The letter will also ask the impacted homeowners to ensure their animals are secured on the day the repairs are made.

CC&R Violation

The Board has received complaints for the following issues:

Issue: People not cleaning up after their dog defecates in common areas.

Resolution: The Board reminds homeowners to clean up after their dog when they are walking them in the neighborhood.

Issue: A disabled vehicle parked in the homeowner's driveway.

Resolution: A warning letter was sent in early April. The issue was not corrected and a fine letter is forthcoming.

Issue: Homeowner appears to have started painting the exterior of their house without obtaining approval from the Architectural Review Committee.

Resolution: A letter will be sent to the homeowner.

Weed Abatement

Mike arranged for the weeds in the drainage area and along the perimeter of the neighborhood to be mowed on May 1, 2020.

Meeting Schedule

All meetings are held at 6:30 PM at the following residences:

- May 18th – Debbie Cochrane – Tentative – Zoom Cloud Conference if SIP still in place.
- June 15th – Jose Vargas
- July 20th – Bryan & Roberta Daniel
- August 17th – Mark & Sabra Pedrazzi
- September 21st – Jim & Trish Hunt
- October 19th – Debbie Cochrane
- November 2nd – All HOA/Ridgemark
- December – No Meeting



Cielo Vista HOA Meeting Minutes

May 2020

The Homeowner Association Board Meeting was held via a Zoom Cloud Meeting on Monday, May 18, 2020 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Jose Vargas, Mike German, Mark Pedrazzi & Debbie Cochrane.

The following agenda items were discussed:

Treasurer Report

Jose Vargas reviewed the Treasurer Report with the Board. See full report for details.

Weeds

Mike German had the weeds in the drainage area and along the perimeter of the neighborhood mowed on May 1, 2020.

Road Repair

Roberta Daniel arranged to have the road repaired at the corner of Valle Verde @ Tierra Del Sol. The road was damaged by garbage trucks making the turn. There are other areas in the neighborhood in need of repair as well. Roberta said she would walk the neighborhood with Mark Pedrazzi to identify and mark the other areas.

CC&R violations

The Board received complaints about an inoperative vehicle parked in a driveway. The homeowner was sent a warning letter.

Entrance Gates

The Board received a request to install locks on the man gates to prevent pedestrian access to non-residents and to ensure the gates remain closed. The Board discussed the idea and

decided to see what it would cost. Jose agreed to research options and Bryan agreed to get a quote from the gate company.

Waste Water Treatment Facility

The Board received complaints about the odor emanating from the treatment facility. Mark reported the issue to Bracewell Engineering. Bracewell said the odor was the result of a treatment process. Bracewell used a deodorizer to remedy the situation.

Perimeter Fencing

At the January meeting, the Board discussed making repairs to the perimeter fencing along Fairview Road and Airline Highway. There are numerous broken and/or missing fence boards. Because the fence is along the perimeter, the HOA is responsible for the repairs. Mark agreed to walk the perimeter and determine which portions of the fence needed to be repaired.

In February, Mark provided a list of homes that have portions of the fence in need of repair. Additionally, Mark provided an estimate from Gene Bishop to complete the repairs. Gene quoted an amount of \$3,657 for materials and labor. The Board voted to proceed with the repairs.

Jim Hunt sent letters to all the impacted homeowners asking they trim back all trees and shrubs leaning on the fence so the work can be completed. The letter also requested that the impacted homeowners ensure their animals are secured on the day the repairs are made.

Addresses Painted on Curb

Mark brought up the idea of painting each homeowners address on the curb to make it easier for emergency responders to find individual residences. Mark said he would do the painting himself and offered to send each homeowner a letter with the option to opt out if they did not want theirs painted. The Board approved the request.

Street Signs

The street signs in the neighborhood are in need of repair and repainting. Jim and Mark said they would walk the neighborhood to assess the extent of repair required.

Meeting Schedule

All meetings are held at 6:30 PM at the following residences:

- June 15th – Jose Vargas - Tentative – Zoom Cloud Conference if SIP still in place.
- July 20th – Bryan & Roberta Daniel

- August 17th – Mark & Sabra Pedrazzi
- September 21st – Jim & Trish Hunt
- October 19th – Debbie Cochrane
- November 2nd – All HOA/Ridgemark
- December – No Meeting



Cielo Vista HOA Meeting Minutes June 2020

The Homeowner Association Board Meeting was held via a Zoom Cloud Meeting on Monday, June 15, 2020 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan Daniel, Jose Vargas, Mike German & Debbie Cochrane.

The following agenda items were discussed:

Treasurer Report

Jose Vargas reviewed the Treasurer Report with the Board. See full report for details.

Perimeter Fencing

The repairs to the perimeter fencing have started. As Bishop Fencing was doing the work, additional damage and areas in need of repair were discovered. As a result, they ran out of fence boards. Bishop will order additional boards and complete the work at a later date. The additional expense will be in addition to the \$3,657 the board authorized for the repairs.

Roberts Ranch Project

The project is underway. A Salamander fence was installed and grading will commence in the next few weeks.

Waste Water Treatment Facility

Roberta Daniel received a letter from the County of San Benito alerting the Board to an increase of the Association's CSA fees. Roberta said the letter isn't clear as to the reason for the increase or the projected amount. Roberta said she would contact the County for clarification.

Video Cameras

- One of the exit gate cameras is not charging. Jose and Bryan Daniel said they would look into the issue in the coming days.

- The camera monitoring the waste water treatment facility door was not working. Jose fixed it and said it was an issue related to the wind. He said he will look into relocating it.
- The recording service contract was due for renewal. The HOA was on a one year plan last year which is no longer available. The only plan currently available is a monthly plan. Jose paid this month with his personal credit card. He asked for Board approval to continue to use his personal credit card and be reimbursed. The Board approved Jose's request.
- The camera that captures license plates at the entrance gates overheated and quit working. Bryan said he would drill some ventilation holes in the camera enclosure.

Sings Posted at Entrance

Local realtors have posted "For Sale" signs at the entrance on Fairview Road. The signs block the view of Fairview Road for driver's exiting the development. The Board agreed to ban the placement of signs at this location. Realtors will be advised to post the signs across the street.

HOA Website

Debbie Cochrane is going to update the HOA website with newer photos and Google Maps Street View.

Meeting Schedule

All meetings are held at 6:30 PM at the following residences:

- July 20th – Bryan & Roberta Daniel
- August 17th – Mark & Sabra Pedrazzi
- September 21st – Jim & Trish Hunt
- October 19th – Debbie Cochrane
- November 2nd – All HOA/Ridgemark
- December – No Meeting



Cielo Vista HOA Meeting Minutes July 2020

The Homeowner Association Board Meeting was held via a Zoom Cloud Meeting on Monday, July 20, 2020 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Jose Vargas, Mark & Sabra Pedrazzi and Michael & Barbara Ziebron

The following agenda items were discussed:

New Board Members

The Board welcomed two new members to the Board of Directors; Michael and Barbara Ziebron. Michael graciously volunteered to take over as treasurer as Jose will be stepping down with the sale of his residence. Michael was unanimously elected by the Board to be the new treasurer. Thank you Michael!

And thank you Jose for your service to our community these last few years. Your work is appreciated and you will be missed.

Treasurer Report

Jose Vargas reviewed the Treasurer Report with the Board. See full report for details.

Perimeter Fencing

The first round of repairs to perimeter fencing occurred from June 2, 2020 until June 6, 2020. The amount of repair was more extensive than originally expected. The work to the fence was halted when local lumber yards ran out of lumber.

Work resumed on June 17, 2020. Again, the amount of repair was more extensive than originally expected. Additional damage was discovered as Gene Bishop Construction replaced damaged boards. The work was again halted when local lumber yards ran out of lumber.

As of now, the HOA has spent approximately \$11,500 on repairs and there is still a significant amount of fencing in need of repair. There is approximately \$13,500 left in reserves for fence repair. This amount is not sufficient to complete the entire project. The Board voted to continue with the repair work until the funds are exhausted. The remaining repairs will be completed next year when reserve funds are replenished.

Mark Pedrazzi will work with Gene Bishop Construction to assess how much more repair will be required.

Board Member Update

Mark and Sabra Pedrazzi have sold their home and will be moving in September. The Board would like to thank them for their service over the last several years. Mark & Sabra have been kind enough to allow the HOA to use their Wi-Fi to monitor the surveillance cameras at the entrance gates. When they move, the HOA will have to make other arrangements. Mark said he would talk with the new owners, or another homeowner, about allowing the HOA access to Wi-Fi. He will update the Board at the August meeting. Additionally, Mark has been the liaison between Bracewell Engineering and the HOA. Michael agreed to take on this responsibility as well.

Jose and Vickie Vargas have sold their home and will be moving in September as well. The Board would like to thank them for their service. As mentioned above, Michael Zeibron will take over as treasurer when Jose leaves. Jose said he would work with Michael during the transition. Additionally, Jose has been monitoring the cameras at the entrance gates. Bryan Daniel said he would take over this responsibility and Michael agreed to be his back-up. Michael will also take over management of the Arlo camera setup and account.

September Garage Sale

Roberta Daniel said she would contact Donna Steger to see if she would like to coordinate the September garage sale again.

CC&R Violations

This month the Board received complaints regarding the following issues:

- Trailer parked in a driveway. A letter will be sent to the homeowner.
- Overgrown yards.
- Inoperable vehicles parked in driveway. Ongoing issue, homeowner was fined.

Architectural Review Board (ARB)

Plans were submitted to the ARM for an RV style garage. The plans met HOA requirements and were approved. The Board also discussed the installation of flag poles. The Board decided that homeowners wishing to install a flag pole anywhere on their property should submit plans to the ARB for approval.

Property Taxes

San Benito County advised the Board that they wanted to raise property taxes for HOA members to help offset expenses related to maintaining the waste water treatment facility. The proposed increase would be approximately \$40 per home per year. A County representative was scheduled to attend the HOA meeting but didn't show up. Roberta has asked the County to provide a fiscal breakdown of expenses justifying the need to raise taxes. We hope to have this information by the next meeting.

ZOOM

The HOA has been using Jose's Zoom account to hold HOA meetings. When Jose leaves, the HOA will have to look into getting an account. Barbara Ziebron said she would take on this responsibility.

Road Repairs

There are four spots in need of repair; Tierra Del Sol/Calle Cuesta, Tierra Del Sol/Vista De Oro, Valle Verde/Tierra Del Sol and another spot mid-block Tierra Del Sol. Roberta said she has a source that can do the repairs at a reduced rate with materials left over at the completion of other jobs. She asked for Board approval to conduct the repairs. The Board authorized the repairs.

Meeting Schedule

All meetings are held at 6:30 PM at the following residences:

- August 17th – Mark & Sabra Pedrazzi
- September 21st – Jim & Trish Hunt
- October 19th – Debbie Cochrane
- November 2nd – All HOA/Ridgemark
- December – No Meeting



Cielo Vista HOA Meeting Minutes August 2020

The Homeowner Association Board Meeting was held via a Zoom Cloud Meeting on Monday, August 17, 2020 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Jose Vargas, Mark & Sabra Pedrazzi, Michael & Barbara Ziebron and Debbie Cochrane

The following agenda items were discussed:

Treasurer Report

Jose Vargas reviewed the Treasurer Report with the Board. Michael proposed the idea of depositing the HOA's savings into a money market account instead of a savings account. He explained that there is an opportunity for the HOA to accrue interest income by doing so. After discussion, the Board authorized Michael to look into money market options available to the HOA.

Perimeter Fencing

Gene Bishop Construction submitted a bill for \$11,459 for the perimeter fencing repairs completed up to this point. They are still waiting for McKinnon Lumber to receive a shipment of lumber to complete the remaining repairs. The Board agreed that the remaining \$14,000 dollars available in the Perimeter Maintenance Reserve would be used to complete as much of the perimeter fencing repair as possible with the rest to be completed next fiscal year. .

Roberts Ranch

Roberta said she has received a few complaints regarding the Roberts Ranch construction project. The complaints were about the construction vehicles speeding along the fence line. Roberta talked with the project supervisor and the problem was resolved. There have been no additional complaints.

Trespassing

Roberta told the Board about a local florist trespassing on HOA property. They come in and clip pieces from the HOA Eucalyptus trees in the common area. While doing so, they leave clippings on the ground creating a mess. The Board agreed that law enforcement should be notified when the florist is observed on HOA property.

CC & R Complaints

The Board received complaints regarding the following violations:

- Incomplete construction projects – fence/gate not reinstalled at projects conclusion – fine letter sent.
- Tree clippings piled up next to fence instead of being properly disposed of – warning letter sent.
- Front yard not maintained – warning letter sent.
- Damage to HOA property – sprinklers and fencing – repair/reimbursement letter sent.
- People not getting neighbor approval for front and backyard projects and not submitting projects to the Architectural Review Board (ARB) for approval. Social media message will be sent.

Road Construction

The road contractor Roberta has been consulting with identified and measured four areas of roadway most in need of repair. By agreement, he will come repair the areas when he has left over asphalt from other jobs. Using left over asphalt from other jobs allows him to give the HOA a better price on the repair.

Meeting Schedule

All meetings are held at 6:30 PM at the following residences:

- September 21st – Jim & Trish Hunt
- October 19th – Debbie Cochrane
- November 2nd – All HOA/Ridgemark
- December – No Meeting



Cielo Vista HOA Meeting Minutes September 2020

The Homeowner Association Board Meeting was held via a Zoom Cloud Meeting on Monday, September 21, 2020 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Michael & Barbara Ziebron and Debbie Cochran

The following agenda items were discussed:

Treasurer Report

Michael reviewed the Treasurer Report with the Board. See full report for details. Additionally, Michael followed up on the proposal to move the HOA's savings account funds into a money market account. Michael said he researched the idea and determined the minimal interest the money market account would generate was not worth the time and effort involved in transferring and monitoring the funds. The Board voted to keep the funds in the savings account.

Tree Trimming

Roberta told the Board that the Eucalyptus trees on the north side of the development near the retention pond need to be trimmed. She went on to say that the Sycamore trees in the retention pond area near the treatment plant need to be trimmed as well. She got a quote from Mario Silva at Quality Tree Service. He quoted \$4,850 for the work.

The Board looked at the budget and determined that there were not enough funds in the account used for tree trimming expenses. In total, there was a shortage of \$2,400. After discussion, the Board voted to take \$1,200 from the Meeting & Events Fund and \$1,200 from the Treatment Plant Fund and apply it toward the tree trimming expenses. Roberta said she would work with Mario to get the work done.

Perimeter Fencing

Gene Bishop Construction submitted a revised estimate for the remaining repairs to the perimeter fencing. He quoted \$1,000 per section of fence. This is an increase of roughly \$200

per section. Bishop Construction based this increase on the rise in lumber prices. The Board discussed the issue and voted to approve the increase.

All HOA Board Meeting

The board discussed the Annual All HOA Meeting normally held in November at Ridgemark Golf and Country Club. In light of the pandemic, the Board voted to hold this year's meeting via a Zoom Cloud Meeting. The meeting will be held on November 2, 2020 at 7:00 PM. Details and directions for accessing Zoom to follow.

Trespassing

Roberta told the Board that there are still people (florists) coming into the development to get clippings from our trees (Eucalyptus). Bryan and Roberta confronted them and told them they are not allowed to do this. They warned them that law enforcement will be notified if they are found in the development again. The Board agreed to call law enforcement when people are observed cutting the trees.

Dangerous Driving

Bryan observed a car doing donuts at an intersection in the development. He was able to identify the vehicle using the cameras at the entrance gates and data from the gate entry system. Bryan contacted the homeowner and determined the driver of the vehicle was a family member. The homeowner assured Bryan that this would not occur again.

Security Cameras

After the Pedrazzi's moved, the Board worked with another homeowner near the front gates to get access to Wi-Fi so the security cameras at the front gates could be monitored. The switch to their Wi-Fi was made and the security camera system is functioning well.

CC & R Complaints

The Board received complaints regarding the following violations:

- Tires, gas containers and landscaping clippings left in the driveway of multiple residences – warning letters will be sent.
- Incomplete construction projects – fence/gate not reinstalled at projects conclusion – additional fine letter will be sent.
- Inoperative vehicles in driveway – repeat violation – additional fine letter will be sent.
- Damage to HOA property – sprinklers and fencing – repair/reimbursement already letter sent – fine letter forthcoming.

New Neighbors

New neighbors have moved into the development over the last several months. Barbara said she would prepare a welcome letter for new residents. The letter will include information on the HOA website, Facebook page and instructions for obtaining gate remotes/key cards.

Meeting Schedule

All meetings are held at 6:30 PM at the following residences:

- October 19th – Zoom Cloud Meeting
- November 2nd – All HOA – Zoom Cloud Meeting
- December – No Meeting

Cielo Vista October HOA Board Meeting (held on Zoom at 6:30 PM Monday, Oct. 19)

In attendance: Debbie Cochran, Barbara and Mike Ziebron, Mike German, and Bryan and Roberta Daniel

Treasurer Report was presented by Michael Ziebron, who will also be working on a budget for 2021. The board has voted to raise assessment fees by 10% or \$86, primarily to grow our road reserves fund. Any excesses at year end will be divided between finishing the perimeter fence repair and building our road reserves.

Fence Repair Project: Bryan reported that Gene Bishop, our fencing contractor, has retired and has sold his business to his former employee, Adrian Bueito. Bryan has contacted him to see if he will be interested in finishing the job. McKinnon Lumber is still out of redwood in the sizes that we need. Bryan will contact Johnson Lumber in a Morgan Hill to see about buying directly and having the lumber delivered. Bryan and Debbie will reinspect the perimeter fencing to see how many boards that they estimate need replacing before placing the order. They both made arguments for replacing only the boards that have deteriorated if those boards are near the top of the assembly rather than replacing entire sections, especially since there is a lumber shortage.

Tree Trimming: Roberta reported the the tree trimming project next to the pump house and behind it is complete. In the process, Quality Safe Tree Service broke three roof tiles, but reported it to Roberta promptly and has offered to replace them and give us a few extras for customer satisfaction.

Bryan did a job walk with a project manager from Mark Nicholson Construction hoping to get the area at Tierra Del Sol and Calle Queste, (near the mailboxes), for a good price, but the area in question is too large for an add-on job from an existing load. They estimated it would take a whole truck and would cost \$9085 for just that spot. The Board did not approve that repair.

Homeowner Letters: Three of the neighbors who received letters last month regarding CC&R violations took corrective actions to comply with our rules. No new violations have been reported.

All Homeowner Meeting is scheduled for Monday, November 2 at 7:00 PM via Zoom. Debbie has made a flyer, and Roberta is working on the deck. It was decided that Debbie will kick the meeting off with introductions and ground rules for Zoom. Then she will pass it over to Mike, who will give the treasurer's report. Roberta will finish off the presentation by reviewing 2020 accomplishments and highlighting 2021 goals as well as demonstrating our Facebook page and how to navigate Cielovista.net. The final segment of the meeting will be a Q&A Session.

Roberts Ranch: No new updates.

Dividend Homes: Dick Oliver from Dividend Homes reached out to Roberta and Bryan. He advised them that they have agreed to bore under Valle Verde, (our preferred solution), to get their sewer hooked up to avoid road disruption for Cielo Vista residents. They will have to make a few manholes for access. An agreement will be drawn up requiring Roberta's signature.

Halloween. Debbie posted a survey on Facebook and since 16 houses want to host trick-or-treaters, the gates will be open from 6:00-8:30 PM for those who wish to participate. Bryan will contact the gate company.

Water Leak in Retention Pond: Water valve has been replaced by Lee Landscaping to solve the problem. The area is now dry.

2021 Events: Assuming in person meetings are encouraged again, the Board would like to organize an outdoor event in the common area in the late Spring.

Outdoor Gym: the Board rejected a suggestion from a homeowner to turn the grass area into an outdoor gym due to cost and liability.



2020 Annual Cielo Vista HOA Meeting Minutes

The Annual Cielo Vista Homeowner Association Board Meeting was held via a Zoom Cloud Meeting on Monday, November 3, 2020 at 7:00 PM.

Board Members in Attendance

Bryan & Roberta Daniel, Jim & Trish Hunt, Michael & Barbara Ziebron and Debbie Cochran.

Residents in Attendance

Ron & Donna Steger, Sue Parsons & Denise Haney

Opening

The meeting began at 7:00 PM. Debbie Cochran opened the meeting by informing the attendees that the meeting was being recorded to capture addresses and explained how to use Zoom features. Roberta followed by having the Board and residents in attendance introduce themselves.

Treasurer's Report

Michael Ziebron introduced the Treasurer's Report and reviewed it with all in attendance. See report for details.

Accomplishments

Roberta Daniel discussed the Board's accomplishments for 2020. The accomplishments include:

- The trees by the pump house and field behind it were trimmed.
- The pot hole at the corner of Valle Verde and Tierra Del Sol was repaired.
- The fields and open areas were mowed.
- Extended the gate to the two houses at the entrance.
- Purchased and installed a camera at the entrance gate to capture license plates.
- Negotiated an agreement with Four Corners Development for their sewer hookup that mitigated the inconvenience to Cielo Vista residents.
- Purchased a new pump for the pump house.
- Completed 2/3 of the perimeter fence repairs.
- Held a neighborhood garage sale in late August.

HOA Communication

Roberta Daniel reviewed the methods the Board uses to communicate with residents. They include:

- Our website – Cielovista.net
- Cielo Vista Facebook page
- Bulletin board located at the mailboxes.
- Removable signs posted at the entrance to the development.

Yard Maintenance & Holiday Décor

Roberta Daniel discussed the following with those in attendance:

- She explained that the Board's goal is to get residents to maintain their yards so the neighborhood continues to look beautiful.
- She asked the residents to continue to maintain their yards, trees and landscapes.
- She reminded the residents to obtain Architectural Review Board approval for any structure changes, yard updates, new fences and when having houses repainted.
- She asked residents to have their holiday décor removed from their houses and yards by January 15, 2021.

2021 Goals

Roberta Daniel discussed the Board's goals for 2021. They include:

- Complete perimeter fence repairs.
- Fix some of the damage to the roads.
- Monitor Four Corners sewer hookup.
- Hold a social gathering in the common area, COVID permitting.
- Host two neighborhood garage sales.

2021 Garage Sales

- First sale will be held on March 27, 2021, 8:00 AM – 2:00 PM.
- Second sale will be held on September 25, 2021, 8:00 AM – 2:00 PM.
- Donna Steger volunteered to organize both. Thank you Donna!

Election of Officers

Debbie Cochran conducted the officer elections for the 2021 Board. The president, treasurer and secretary positions must be voted on. She explained that Roberta, Michael and Jim have agreed to continue as president, treasurer and secretary unless somebody else wanted to serve in these positions. Roberta asked if there was anybody interested in serving in these positions. Nobody expressed interest.

Debbie explained that there were not enough residents in attendance to form a quorum. By the bylaws, a quorum is required to hold the elections unless a vote is taken to waive the quorum requirement. Debbie suggested a vote be taken to waive the quorum requirement unless somebody is nominated or volunteers for one of the positions currently held by Roberta, Michael or Jim. If that were to happen, then a vote for the contested position would be delayed until voted upon by all residents. The issue was discussed and a vote was taken to waive the quorum requirement. The vote passed and the election for officer positions for the 2021 Board was conducted. The following were the results:

- President – Roberta Daniel
- Treasurer – Michael Ziebron
- Secretary – Jim Hunt

Board Members at Large

Debbie Cochran discussed the position of board members at large. These are members that attend the meetings, take on specific tasks and vote on board decisions/actions. It is completely voluntary and nobody is required to take on any task. Debbie asked if there were any residents interested in becoming board members at large. After some questions, the following residents agreed to become board members at large:

- Donna Steger
- Denise Haney

Monthly Board Meetings

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

***The first HOA Board meeting for 2021 will be held via a Zoom Cloud Meeting on January 15th @ 6:30 PM. All future meeting dates will be determined at that time.**