



# Cielo Vista HOA Meeting Minutes June 2023

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The Homeowner Association Board Meeting was held via Zoom on Monday, June 19, 2023 at 6:30 PM.

## **Attendees**

President – Roberta Daniel  
Vice President – Mike German  
Treasurer – Michael Ziebron  
Secretary – James Hunt  
Website Coordinator – Christina Scofield  
Architectural Review Committee – Bryan Daniel  
Members at Large – Debbie Cochran

The following agenda items were discussed:

## **Treasurer Report**

Michael Ziebron reviewed the monthly Treasurer Report with the Board. There were no questions or concerns. He advised the HOA is on track with the proposed budget.

Michael advised that the annual dues were due on January 1, 2023 and were considered late if not paid by January 30, 2023. He said four (4) homeowners were delinquent in paying their dues by the due date. One has since paid in full leaving three homeowners that haven't paid. Michael said a preliminary lean notice will be sent to all three.

Michael also advised that all the HOA insurance policies have been paid in full.

## **Roads**

Roberta Daniel advised that Mark Nicholson from Nicholson Construction was unable to get out to inspect the sections of road most in need of repair. She said he would be out next week, the week of June 26<sup>th</sup> to inspect the roads and give a quote for the repairs.

## **Tree Trimming**

Roberta advised that the Board received a complaint about the Eucalyptus trees in the common area. The complainant said there were branches breaking off and falling into yards. The complainant also complained about the branches hanging over the fence line. Roberta contacted Mario Silva of Quality Tree Service. He advised that he was licensed and bonded again and could do the work. The Board voted and approved of Mario doing the work.

### **Landscaping**

Roberta advised that Bracewell Engineering drove their large truck over the lawn area near the treatment facility causing damage to the lawn and sprinklers. Brian confronted the driver who stated that they had done that in the past. Brian reminded him that they hadn't. Brian called Bracewell to report the damage. Bracewell agreed to repair the damage and asked Lee Landscaping for a quote. Lee Landscaping provided the quote but has not heard back from Bracewell. Brian will call Bracewell to inquire on the status.

### **HOA Newsletter**

Marta Denice has offered to author a monthly newsletter to send out to all homeowners. The Board approved and asked Marta to include CC&R violations.

### **CC&R Violations**

The Board received complaints regarding residents routinely parking vehicles in the street overnight. A warning letter will be sent to the residents in violation

### **Slack Account**

Roberta advised that Slack is changing the way they bill. Moving forward, Slack will calculate their fees based on active usage. The Slack bill for last month was \$8.75.

### **Projects**

Brian is meeting with a contractor to get a quote for the sidewalk proposed to run from Tierra Del Sol to the pedestrian gate at the northern end of the track. The board voted to have the sidewalk curved as opposed to straight.

### **Future Meetings**

Board meetings are held on the third Monday of the month at 6:30 PM. The schedule is as follows:

July 17 - Zoom  
August 21 - In person location TBD  
September 18 - In person location TBD  
October 16 - In person location TBD  
November – All HOA, date TBD  
December – No Meeting