



Cielo Vista HOA Meeting Minutes

May 2022

The Homeowner Association Board Meeting was held at Michael and Barbara Ziebron's home on Monday, May 16, 2022 at 6:30 PM.

Attendees

Jim Hunt, Michael & Barbara Ziebron, Debbie Cochran and Christina Scofield.

The following agenda items were discussed:

Gates

The Board discussed the pedestrian gates located at the entrances from the Robert's Ranch development.

North Gate - The gate at the north in the field by the mail boxes has been installed and looks great. The locks are functional and each homeowner can enter and/or exit through the gates with the use of their key card. The gate is monitored by a security camera.

East Gate – The Board discussed the installation of a pedestrian gate at the entrance on Tierra Del Sol on the eastern side of Cielo Vista. The Board agreed we would like to get the project going as soon as possible as it takes several months for the gate to be built and installed. The Board would like the gate installed prior to this section of Robert's Ranch being occupied by new residents. The Board agreed to ask Bryan Daniel to get a quote for the project from the same gate company that installed all the other gates. The Board also discussed how this project would be paid for. The current funds allocated in the budget for the gates is not enough to complete this project. Michael identified other areas in the budget where there are sufficient funds to help offset the deficit in the gate account. The Board discussed these options and what authorizations would be needed to transfer the funds. At the end of the conversation, the Board agreed that no decision could be made until the actual cost of the project is known. The issue will be revisited at future meetings.

Entrance to Cielo Vista – The Board agreed that it made no sense to lock the pedestrian gates on the north and east sides of the neighborhood and not lock the pedestrian gates at the entrance to Cielo Vista. The Board voted to explore the process for locking the gates at the front entrance.

Treasurer Report

Michael reviewed the monthly Treasurer Report with the Board. There were no questions or concerns.

Michael advised the Board that the homeowner that damaged the perimeter fencing when they had it removed and reinstalled during a construction project has paid their annual dues in full and paid to repair the damage to the perimeter fencing.

Michael advised that there are still two homeowners that have not paid their annual dues even though their accounts went to collections. The Board voted to place liens on their residences.

CC & R Violations

The Board received complaints about a homeowner parking a travel trailer in their driveway. A warning letter will be sent.

Future Meetings

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

June 20
July 18
August 15
September 19
October 17
November 21
December 19