



Cielo Vista HOA Meeting Minutes January 2019

The Homeowner Association Board Meeting was held at the home of Bryan & Roberta Daniel on Monday, January 21, 2019 at 6:30 PM.

Attendees

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

The following agenda items were discussed:

Vote for Officers

The Board held the annual vote for officer positions. The vote was unanimous with the following people elected to fill officer positions:

President – Roberta Daniel
Vice President – Mike German
Treasurer – Jose Vargas
Secretary – Jim Hunt

Treasurer Report

Jose reviewed the Treasury Report with the Board. The only item of note was the increase in HOA dues for this calendar year. The dues were increased to \$786.00 dollars.

Treatment Plant

Mark told the Board that Bracewell advised an exhaust fan needed to be replaced. It is not functioning properly creating a situation where the air inside the treatment plant might become toxic. The price to replace the fan is approximately \$3,900 dollars. The Board agreed to get three quotes to replace the fan. Roberta volunteered to get quotes for the work required in the office area inside the treatment plant.

Anticipated Projects

The board discussed and prioritized upcoming projects. Some of the projects include:

- New perimeter fencing – Due to the anticipated cost, the Board decided to wait until next year for this project. We will try to time it with the installation of new fencing for the Robert’s Ranch Project.
- New landscaping/replacing trees and shrubbery along Fairview – The Board agreed to look into needed improvements to the landscaping. No time frame as it is dependent on price.
- Gopher eradication in grass area near the mailboxes. Mike German will handle this year.
- Weed/Tule control in the drainage pond and along the fence lines. Mike German will handle this year.

Security Cameras

Jose advised the Board that two security cameras at the front entrance gates are not charging in place. They have to be removed and charged at home. It is most likely an issue with the power cord. Bryan and Jose will look into fixing it. Jose also advised that two camera mounting plates need to be replaced due to corrosion. He recommended a higher quality mounting plate. The Board approved funding to replace the mounting plates and two power cords.

CC&R Violations

The Board discussed recent CC&R violations. The violations include:

- More than 4 cars parked in the driveway overnight.
- Trailer parked in the front yard.
- Parking in the street overnight.
- Unkempt yards.
- Incomplete construction projects.

The Board approved sending violation letters to the respective homeowners.

Future Meetings

The dates and residence locations of future meetings are as follows:

January 21 – Bryan & Roberta Daniel
 February 25 – Mike German
 March 18 – Jose Vargas
 April 15 – Jim & Trish Hunt
 May 20 – Mike German
 June 7 – Bryan & Roberta Daniel
 July 15 – Mike German
 August 19 – Jose Vargas
 September 16 – Jim & Trish Hunt
 October 21 – Debbie Cochrane?
 November 4 – All HOA Meeting/Location TBA

All meetings begin at 6:30 PM.



HOA Meeting Minutes February 2019

The Homeowner Association Board Meeting was held at the home of Bryan and Roberta Daniel on Monday, 25 February 2019 at 6:30 PM.

Attendees

Jose Vargas, Bryan and Roberta Daniel, Marta Denise, Mark and Sabra Pedrazzi, and Jim and Trish Hunt

Treasurer Report

Jose reviewed the Treasurer's Report with the Board. Total Assets are \$132,478.19, Net Income is \$58,287.17 and Accounts Receivable is \$9,840.01. The 2019 Draft Budget is \$42,396.00 and the Draft Reserves amount to \$103,002.32. Jose will add fines to Accounts Receivable.

Review of Letters Sent to Homeowners

Phil Sazio was the only one that took offense to the new CC&Rs. Mark Pedrazzi will follow up with Phil regarding his front yard.

Patrick Henry to receive a letter regarding needing to put up a fence across his newer driveway to block the view of their backyard.

Daniel Maranda to receive a letter regarding the need to address fixing the dry rot around their front windows.

Continuing ARC Issues

Henricks house needs repainting.

Martin house roof with temporary tarp needs to be addressed.

Trailers in driveways and/or front yards on Calle Cuesta need to be removed / placed in backyards.

Several homes continue to either have cars parked on the street, have more than four cars in their driveways overnight and/or have commercial work trucks parked in side yards and will receive warning letters in the near future.

Homeowners with Christmas lights still on the house and tree branches needing to be addressed will receive warning letters.

Entry Gate

Mark Pedrazzi will repaint the exit gate line in front of gate. Mark will also check street signs and see which ones need to be painted.

Next Meeting

The location for future board meetings at Tres Pinos Inn was discussed and considered.



Cielo Vista HOA Meeting Minutes

March 2019

The Homeowner Association Board Meeting was held at the home of Jose & Vickie Vargas on Monday, March 18, 2019 at 6:30 p.m.

Attendees

Jose & Vickie Vargas, Bryan & Roberta Daniel, Mike German, Debbie Cochran, Marta Denice and Trish Hunt.

The following agenda items were discussed:

CC&R Violations

The Board discussed recent CC&R violations. The violations include:

- More than 4 cars parked in the driveway overnight
- Parking in the street overnight
- Incomplete construction projects

The Board approved sending violation/fine letters to the respective homeowners.

Guest Speaker

Richard B. Oliver, President of Dividend Homes, Inc. came to our meeting to discuss future plans for the Fairview Corners development. Currently, the project calls for 80 acres to contain 189 home lots and 60 acres for Gavilan College. The 189 lots will range in three sizes (5,000, 8,000 and 12,000 SqFt). The homes will range from 1,800 to 4,000 SqFt sizes. Ten percent of the larger homes will have granny units.

Dick is looking to create a cooperation agreement with Cielo Vista where they will drill through our streets to connect the sewer lines from their development, through Cielo Vista streets, to Roberts Ranch and tie into the city sewer at a connection provided by Robert's Ranch. Cielo Vista intersection is to be the main access to enter the college. At the moment, Dividend Homes is still waiting to hear from Roberts Ranch to see they can tie in with them.

Bryan and Roberta explained to Dick Oliver that the association is only interested if they were to repave the entire width of the street. Bryan agreed to provide Dick with a company name that can crush the current pavement and repave the streets.

Mr. Oliver promised to send us the design/plans for the Fairview/Cielo Vista intersection.

Treasurer Report

Jose reviewed the Treasury Report with the Board. \$25,000 was added for this year to spend on treatment and plant repair. Payment amount was confirmed for CCOI Gate & Fence for work done in January.

Garage Sale

The semi-annual garage sale is set for Saturday, March 30th from 8 a.m. to 2 p.m

Weed Removal

Mike German will call to get the weeds mowed from the retention pond and along the fence line on Highway 25 at the end of April. The Board agreed to pay for 2 passes along the fence line.

Treatment Plant

Roberta spoke to Israel and he said he could possibly come out in May to see about repair work inside building.

Annual Car Show

This year's annual car is scheduled for Saturday, July 13th.

Future Meetings

The dates and residence locations of future meetings are as follows:

April 15 - Jim & Trish Hunt

May 20 - Mike German

June 17 - Bryan & Roberta Daniel

July 15 - Mark & Sabra Pedrazzi

August 19 - Jose Vargas

September 16 - Jim & Trish Hunt

October 21 - Debbie Cochran

November 4 - All HOA Meeting/Location TBA



Cielo Vista HOA Meeting Minutes

April 2019

The Homeowner Association Board Meeting was held at the home of Jim & Trish Hunt on Monday, April 15, 2019 at 6:30 PM.

Attendees

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

The following agenda items were discussed:

Treasurer Report

Jose reviewed the Treasury Report with the Board. See report for details.

HOA Website

Roberta updated the Cielo Vista Homeowner's Association website. It is now current.

Treatment Plant

Debbie Cochrane met with Israel Rodriguez of ICR Plumbing regarding the repairs to the interior of the treatment plant. He did a walk through and said he would submit a bid. He also advised that he would be available to do the work in May.

Garage Sale

The bi-annual garage sale was held on March 30, 2019. Approximately eleven houses participated. Thank you to Donna Steger for organizing the event.

CC & R Violations

On April 1, 2019 Roberta posted to the HOA Facebook page to inform everybody of the most common CC & R violations and ask all homeowners to be compliant with the provisions of the CC & R's. New violations were discussed and the Board voted to send warning letters to the offending residences.

Car Show

Mark is organizing the annual car show. It will be held on July 13, 2019 on the lawn near the mail boxes. The Association will provide a BBQ lunch. Mark will send out an informational flyer to all residents.

Field Mowing

Mike is working on getting the weeds in the field and retention area mowed. It should occur in the last week of April or first week of May.

Entrance

Mark will get the limit lines for the gates repainted.

Address Painting

The Board agreed that we would contact the boy scouts to see if they still paint addresses on curbs. If they do, the Board will get a quote for having the work done.

Future Meetings

The dates and residence locations of future meetings are as follows:

May 20 – Mike German

June 7 – Bryan & Roberta Daniel

July 15 – Mike German

August 19 – Jose Vargas

September 16 – Jim & Trish Hunt

October 21 – Debbie Cochrane

November 4 – All HOA Meeting/Location TBA

All meetings begin at 6:30 PM.



Cielo Vista Homeowners' Association
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Cielo Vista Meeting Minutes for May 2019

The Homeowner Association Board Meeting was held at Mike German's home on May 20, 2019.

Attendees: Roberta Daniel, Bryan Daniel, Jose Vargas, Mike German, Shannon German, Debbie Cochran

General Info:

1. Surveying has started in Roberts Ranch
2. Mowing has been complete (\$750)
3. Landscaping of trees and bushes needs to be addressed by Maryann, Airline and common area

Treasure Report:

1. Jose presented treasurer report (available on Slack).
2. New insurance company to start May 23. {DiBuduo & DeFendis} Savings \$924 per year
3. Checking limit set at \$500 for single signature. Spending higher than \$500 requires double signature (Treasurer and President). Jose to propose best way to handle at next meeting.
4. June 1st letter for delinquent homeowners that have not paid 2019 dues will be sent out saying that they have until June 15 to become current, or they will be sent to collections. (3-homes)

Car Show Report:

1. Mark to Follow up with board

To Do List:

1. Bryan to call contractor for work at treatment plant. Izzy Rodriguez
2. Bryan to check power at cameras.
3. Jose to cancel current insurance
4. Jose to check with bank for best way for double signature on association payments with online banking.
5. Jose to engage collection company for homeowners with delinquent accounts on June 18.

Meeting adjourned at 8:00pm. Next meeting is scheduled for June 24th at 6:30pm at the Daniel's home.



Cielo Vista HOA Meeting Minutes August 2019

The Homeowner Association Board Meeting was held at the home of Jose Vargas on Monday, August 12, 2019 at 6:30 PM.

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Jose Vargas, Debbie Cochran and Marta Denice.

The following agenda items were discussed:

Treasurer Report

Jose reviewed the Treasury Report with the Board. See report for details.

Treatment Plant

Israel Rodriguez of ICR Plumbing confirmed receipt of the deposit for the repair work on the interior of the treatment plant. ICR is scheduled to begin the work in September 2019.

Field Mowing

The weeds in the field between the development and Airline Highway are a fire hazard. Mike German got a quote of \$300 to mow them under. The Board approved the request. The equipment used to mow the weeds will not get the weeds right up against the fence line. Roberta said she would speak with Lee Landscaping about cutting these weeds down.

Entrance Gate

A vehicle hit the gates causing visible damage. Bryan alerted the gate company and they will fix them. To do so, the gates will be removed, repaired and repainted.

To improve security, Mark suggested the installation of gate extensions to extend the gates from the pedestrian doors to the fence line of his residence (301 Tierra Del Sol) and the fence line for 291 Tierra Del Sol. He also suggested we secure the pedestrian gates to prevent non-residents from entering the development. The Board asked Mark to get a quote for the work from the gate company.

Camera Issues

One of the cameras at the security gate is not charging because it is not getting power. Jose said he will order a new power cord.

HOA Website

A real estate agent was unable to download the monthly meeting minutes from the website. Roberta was able to fix the issue. Debbie volunteered to remove the old CCR's and By-Laws from the website and post the new ones.

Annual All Homeowners Meeting

The annual All Homeowners Meeting will be held at Ridgemark Country Club on November 4, 2019 @ 7:00 PM.

New Board

Debbie suggested we send an email to all homeowners to encourage them to join the Board and/or become Board officers; President, Vice-President, Treasurer or Secretary. She volunteered to craft and send the email.

Future Meetings

The dates and residence locations of future meetings are as follows:

September 16 – Jim & Trish Hunt

October 21 – Debbie Cochrane

November 4 – All HOA Meeting/Location TBA

All meetings begin at 6:30 PM.



Cielo Vista HOA Meeting Minutes September 2019

The Homeowner Association Board Meeting was held at the home of Jim and Trish Hunt on Monday, September 16, 2019 at 6:30 PM.

Attendees

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

The following agenda items were discussed:

Treasurer Report

Jose reviewed the Treasury Report with the Board. See report for details. He told the Board that there have been expenses that were not accounted for when the budget was approved. The unplanned expenses include:

- \$3980 for gate frame repairs.
- \$125 to fix the gate when it was stuck in the open position.
- \$200 for routine service to the gates.
- \$235 to repair an irrigation valve.

Jose suggested we use the funds in the tree trimming account to cover the expenses. There are no trees in need of trimming so the Board approved using these funds to cover the unplanned expenses.

The Board discussed the procedure to be used when a board member becomes aware of a repair that needs to be made to Association property and/or equipment. The Board agreed to the following:

Emergency requiring immediate repair – Any Board member can authorize the repair. The Board member authorizing the repair will notify the other Board members and send the receipts/bills to the Treasurer.

Non-emergency repair expenses within budget, up to \$500 – Requires approval of the Treasurer and the expense will be recorded in the monthly Treasurer Report. All recurring maintenance items have been pre-approved by the Board of Directors.

Non-emergency repair expenses not in budget or over \$500 – Requires approval from the Board. The expense will be recorded in the monthly Treasurer Report and monthly Meeting Minutes.

Treatment Plant

Israel Rodriguez of ICR Plumbing began the interior work as promised. ICR said that some of the damage may have been caused by Bracewell engineering.

Cameras

Mark raised security concerns due to a large party in the neighborhood. The police were called when a party grew too large and there were reports of gun shots. Mark suggested that we install another camera at the security gate to capture the license plate numbers of vehicles entering and/or exiting the neighborhood. The Board discussed the idea and liked it. The Board felt the camera would also assist with the identification of vehicles/persons responsible for damaging the gates. The board approved the purchase of two cameras. Jose and Bryan will work on identifying locations to mount the cameras.

Entrance Gate

Mark is working on getting a quote for gate extensions. He is also working on ideas to secure the pedestrian gates so that non-residents cannot enter.

CC&R Violations

The Board has received complaints regarding the following issues:

- Overgrown trees hanging in the roadway.
- Trees that have been cut to the stump and the stump not removed.
- Unkempt yards.

Violation letters will be sent to the homeowners.

Car Show

The Board voted to have the annual car show on Saturday, May 2, 2019.

Annual All Homeowners Meeting

The annual All Homeowners Meeting will be held at Ridgemark Country Club on November 4, 2019 @ 7:00 PM.

Future Meetings

The dates and residence locations of future meetings are as follows:

October 21 – Debbie Cochrane

November 4 – All HOA Meeting/Location TBA

All meetings begin at 6:30 PM.



Cielo Vista HOA Meeting Minutes October 2019

The Homeowner Association Board Meeting was held at the home of Debbie Cochran on Monday, October 14, 2019 at 6:30 PM.

**It was originally scheduled for October 21, 2019 but had to be rescheduled because several Board members had other commitments that night.*

Attendees

Jim & Trish Hunt, Bryan & Roberta Daniel, Mark Pedrazzi, Jose Vargas, Debbie Cochran and Marta Denice.

The following agenda items were discussed:

Annual All Homeowners Meeting

The Annual All Homeowners Meeting will be held at Ridgemark Country Club on November 4, 2019 @ 7:00 PM.

Treatment Plant

ICR Plumbing has completed the interior repairs to the treatment plant and the work looks good. They suggested repairing the brick wall on the outside of the building to limit further moisture intrusion when it rains. Roberta agreed to get an estimate to complete the brick work. The Board also discussed the following repairs/improvements to the treatment plant:

- Installation of a "Keep Door Closed" sign. Roberta will look into purchasing one.
- New lights over the treatment tanks. They have corroded over time due to the moisture. Bryan will research and get quotes for their purchase and installation.
- Install bushes around the perimeter of the building to discourage kids from climbing on the roof. Roberta will speak with Lee Landscaping to determine which plants will work best and get a quote for their purchase and installation.
- Clean the gutters. Roberta will research and get a quote.

Annual HOA Christmas Party

There was a lack of interest in the Christmas Party last year. The Board discussed having one this year but decided against it based on last year's response.

CC&R Violations

Violations letters were not sent after last month's meeting. The Board continues to receive complaints regarding the following issues:

- Overgrown trees hanging in the roadway.
- Trees that have been cut to the stump and the stump not removed.
- Unkempt yards.

Violation letters will be sent to the homeowners.

Car Show

Mark asked if we could reschedule the annual car show. The Board approved and voted to reschedule the annual car show to Saturday, May 16, 2019.

Garage Sale

The semi-annual garage sale was held on Saturday, September 28, 2019. Approximately ten homes participated. It went well minus one issue. The gate company failed to leave the gates in the open position. This was brought to the Board's attention. Bryan called and had the issue rectified. Thank you to Donna Steger for organizing the event.

Treasurer Report

Jose reviewed the Treasury Report with the Board. See report for details. He also presented the proposed budget for 2020. The Board reviewed the proposed budget and approved it with a few minor modifications. This 2020 budget will be discussed during the Annual All HOA Meeting on November 4, 2019.

Future Meetings

The dates and residence locations of future meetings are as follows:

November 4 – All HOA Meeting @ Ridgemark – 7:00 PM.



2019 Annual Cielo Vista HOA Meeting Minutes

The Annual Homeowners Association Meeting was held at Ridgemark Golf & Country Club on Monday, November 5, 2019 at 7:00 PM.

Board Members Present

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

Opening

The meeting began at 7:00 PM. There were twenty residences represented, including board members. Roberta Daniel opened the meeting by thanking all of those in attendance and introducing the Board. She briefed residents on all the projects completed during the year. Completed projects include:

- The trees at the entrance to the development and near the pump house were trimmed.
- The weeds in the open fields were mowed.
- The gates were repaired after somebody ran into them.
- Security cameras were installed to monitor the water treatment building.
- Charging issues with the security cameras at the entrance were resolved.
- Two garage sales were held.
- Renovations were completed to the interior of the water treatment building.
 - Bryan Daniel outlined the repairs.
 - Bryan advised that the interior lights still need to be replaced.
 - Bryan also outlined repairs that need to be completed to the exterior of the building – wood and brick repairs.

Treasurer Report

Jose Vargas discussed the Treasurer's Report with all in attendance (see report for details). There were no questions regarding the budget. Jose also provided a report on current real estate trends and prices in the Cielo vista neighborhood.

CC & R's

Roberta Daniel discussed the CC&R requirements for yard maintenance. She also reminded all those in attendance that outdoor holiday decorations needed to be taken down by January 15, 2020. Bryan Daniel discussed the requirements for submitting new projects to the Architectural Review board.

2020 Neighborhood Car Show

The 2020 neighborhood car show will be held on May 16, 2020 from 9:00 AM until 2:00 PM. It will occur at the grassy area near the mail boxes. The HOA will provide BBQ. Everybody in the neighborhood is welcome to attend. Please bring a side to share.

Garage Sales

Yard sales for 2020 will be held the weekends of March 28 – 29, 2020 and September 26 – 27, 2020.

Election of Officers

The President, Treasurer and Secretary positions on the Board are elected positions that must be voted on annually. Debbie Cochran explained the process to all in attendance. The following are the results:

President – Roberta Daniel (Nominated by Trina Antonio/Second by Donna Steger)

Treasurer – Jose Vargas (Nominated by Donna Steger/Second by Veronica Teruel)

Secretary – Jim Hunt (Nominated by Russell Bustos/Unnamed Second)

Monthly Board Meetings

Roberta reminded residents that 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 2020 will be held at Brian and Roberta's house on January 20th @ 6:30 PM.**