

## CIELO VISTA HOA MEETING MINUTES MARCH 5, 2012

The annual all homeowners' meeting was held at Ridgemark Conference Center and began at 6:30 PM

In attendance were: Jose and Vickie Vargas, Jeff Guerra, Bryan and Roberta Daniel, Don Hogue, Steve Vandal, Barbara Penney, Matt and Susan Christian, Trish and Jim Hunt, Sue Redmond, Russel Bustos, Bob Nichols, George Rocha, Vanessa and Laimons Laurenovics, Larry Barr, Mike and Shannon German, Rick Davis, Marianne Miller, Tim and Christine Hill, Warren Bloch, Beto Ramirez, Jeff Knight, and Todd and Martha Selsor.

- Jose Vargas opened the meeting with the treasurer's report. The association is in good financial health.
- The board approved unanimously to go forward with the Notice of Default on Lots: 1, 14, 23, 52, and 73.
- Roberta Daniel reviewed the proposal to switch to city sewage from San Benito County sewage and remove the water treatment plant
- Roberta reminded homeowners to check for tree diseases and remove any offending branches.
- Steve Vandal reported new cracks on the roads that may need to be reported to American Asphalt.
- The next semi-annual garage sale will be held March 31-April 1. Christine Hill asked the Board to consider allowing more per year. The homeowners did not pass that resolution.
- There was a discussion on what to do when there is a problem on a PG&E light pole. Bryan Daniel explained that each pole has a number on it which identifies its location. Get the number and call PG&E directly to report a problem.
- There was also a discussion of what to do when you see suspicious cars parked on the streets. Residents were encouraged to call the Sheriff's Department
- Elections were held for Board of Directors
  - Tim Hill – President
  - Vice President –
  - Sgt at Arms – Jeff Guerra
  - Secretary – Roberta Daniel
  - Treasurer – Jose Vargas
  - Architectural Review Board: Bryan Daniel, Beto Ramirez, Russell Bustos, George Rocha, Dale Stevenson
  - Additional Volunteers: Jim and Trish Hunt
- The next meeting will be held on April 16 at the home of Jose and Vickie Vargas at 6:30 PM.

## **HOA MEETING NOVEMBER 2012**

The Board met on Tuesday, November 13 at 6:30 PM at the home of Dale and Darcy Stevenson. In attendance were: Dale Stevenson, Tim and Christine Hill, Bryan and Roberta Daniel, Jose Vargas, and George Rocha.

The Board decided to hold a Christmas party on Friday, December 14. Christine agreed to find a venue and be in charge of the party. She will email the Board with options. The Board will communicate via email to make the party arrangements. Roberta offered to help Christine pass out flyers and email the invitations.

The homeowner whose home was in the process of being put up for sale due to unpaid homeowner's dues and fees paid his bill in full. Jose advised that the Association is in good financial health. We have two homes on payment plans and three in bankruptcy. Everyone else is current.

A homeowner reported a robbery in the neighborhood. The homeowner had left their garage door open a few feet and someone crawled under to access their garage and stole money and possessions from their cars.

## **OCTOBER 2012 MEETING MINUTES**

The meeting was held on Tuesday, October 23 at the home of Jose and Vicki Vargas. In attendance were: Tim Hill, George Rocha, Dale Stevenson, Vicki and Jose Vargas, and Bryan and Roberta Daniel.

Jose reported that the Treasury is in good health. One homeowner's property is up for public sale on November 5 due to failure to pay homeowner's dues. All preemptive collection attempts have been unsuccessful.

American Asphalt will inspect our streets for warranty work tomorrow, October 24 at 10:00 AM.

We did not hold a garage sale during the month of September as we usually do. The next one will be held as usual at the end of March.

We plan to have an all-homeowners' meeting in March 2013, where we will hold election of officers.

The next Board Meeting will be held at the home of Dale and Darcy Stevenson on Monday, November 19 at 6:30 PM.

## **September 2012 Meeting Minutes**

The Board met on Monday, September 17, at the home of Trish and Jim Hunt. In attendance were: Trish and Jim Hunt, Dale Stevenson, Jose Vargas, Tim Hill, George Rocha, Russell Bustos and Bryan and Roberta Daniel

President Tim Hill signed the required form giving S.B.S. Financial Services approval to continue the process to publish notice of trustee sale at 400 Tierra Del Sol, Silva.

Bryan Daniel reported that American Asphalt did not show for their scheduled appointment on August 25. He will call them to reschedule another warranty walk through.

Bryan also fixed the sign that was vandalized at the bus stop.

Street parking is a problem. Homeowners in violation will receive a warning letter or a fine if they have been previously warned.

The next meeting will be held at the home of Jose and Vicki Vargas on October 15.

## **Meeting Minutes August 20, 2012**

The board met at the home of Bryan and Roberta Daniel. In attendance were: Bryan and Roberta Daniel, Trish and Jim Hunt, George Rocha, Russell Bustos, and Jose Vargas.

The board approved moving forward with collections at 400 Tierra Del Sol, Silva.

Bryan contacted American Asphalt. The project manager is scheduled to meet Bryan at 10:00 AM, August 25 to review warranty issues.

Bryan will fix the no loitering sign that was vandalized at the bus stop.

The next meeting will be held at the home of Trish and Jim Hunt on Monday, Sept 17.



## July 2012 Meeting Minutes

The meeting was held on Monday, July 16, 2012 at 6:00 pm at the home of Tim and Christine Hill. In attendance were: Tim Hill, Jose Vargas, Dale Stevenson, Bryan and Roberta Daniel, George Rocha, and Russell Bustos.

Tim is getting a bid to replace the damaged concrete sidewalk squares.

Bryan is still working with American Asphalt to get warranty repairs on the roads within the development.

Bryan will ask Glen Olives to send us a bill for legal services rendered.

Jose advised that our collection agency will be placing a lien on three properties if the homeowners do not make payment arrangements within the next month.

The Cielo Vista Neighborhood Barbeque is this Saturday. The RSVP date is tomorrow. So far we have 18 adults and eight children planning to attend. Roberta will shop for the food, beverages, ice, and paper products. Bryan and Jose will set up the area on Saturday. Tim will provide a large cooler for drinks, some Easy-ups and a barbeque. Dale will also provide a barbeque. Bryan and Dale agreed to cook.

A few residents are not following the CCRs. Repeat offenders will get fine letters. First offenders will get warning letters.

A few residents have not been maintaining their landscaping. The Board decided to send letters to those homeowners/realtors asking that they schedule some maintenance. Also George noted that the street signs are looking shabby. He presented photos that he took of dead/overgrown shrubs/trees and of greenery that is obstructing street signs.

The Board would like to put together a financial budget for 2013-2016 and finalize it by November. Tim would like to speak to a representative from Bracewell to determine cost estimates for maintaining the water treatment facility.

The next meeting will be held on August 20 at 6:30 pm at the home of Bryan and Roberta Daniel. The Board adopted the third Monday of every month as our regularly scheduled meeting dates.

## **May 2012 Cielo Vista HOA Meeting Minutes**

The meeting was held at the home of Tim and Christine Hill at 6:30 PM, Monday, May 14, 2012. In attendance were: Tim Hill, Roberta and Bryan Daniel, Jose Vargas, Dale Stevenson, Jim and Trish Hunt, Russell Bustos, and George Rocha.

Tim asked Jose to provide an e-map of the neighborhood.

Bryan contacted American Asphalt and asked for the Project Manager to inspect the roads for warranty repairs.

Bryan requested that Russell hire the company that mowed the field and retention pond last year to do it again as soon as possible.

Russell asked C. Alvernaz Concrete to provide a bid for repairing 13 squares of sidewalk in the neighborhood. Bryan suggested that the job go out to multiple bid. It was decided that the sidewalks in need of repair or replacement be marked with blue tape or paint.

Tim would like to meet with Lee Landscaping and walk the neighborhood to determine if any landscaping changes are in order. Russell is concerned some of the sprinklers are not working properly.

Jose advised that another house has closed escrow. Roberta will ask Jeff Guerra to get wine or olive oil to welcome the new neighbors. She and Trish will deliver the welcome gifts.

Bryan will schedule a conference call with Glenn Olives, Esq. so that questions concerning bankruptcy and billing can get answered.

Jose advised that the 2012 HOA dues have been billed and will be collected this month. A new homeowner disputed his 2012 HOA dues because he thought he already paid the dues at escrow. Jose determined that the homeowner paid delinquent 2011 dues. 2012 dues were not received. He agreed to call the homeowner and explain that the 2012 were not paid.

Jose and Dale suggested that the Board should sponsor a neighborhood barbeque in July. The Board agreed that a barbeque will be held on Saturday, July 21 at 4:00 PM. Trish offered to make up the invitations and Dale offered to hand deliver them. Roberta will send out a save-the-date email and post the invitation at the mailbox, on the cielovista.net website, and on Facebook. Trish will send out an Evite a month before the party date.

The June meeting date or place has not yet been determined.





## **Cielo Vista HOA April 2012 Meeting Minutes**

The meeting was held on April 16 at the home of Jose and Vickie Vargas at 6:30 PM.

In attendance: Jose and Vickie Vargas, Tim Hill, Dale Stevenson, Jeff Guerra, Russell Bustos, George Rocha, Trish and Jim Hunt, and Roberta and Bryan Daniel.

The board elected officers for 2012-2013:

President: Tim Hill

VP: Dale Stevenson

Secretary: Roberta Daniel

Treasurer: Jose Vargas

Sgt at Arms: Jeff Guerra

ARB: Bryan Daniel, Russell Bustos, George Rocha, Trish and Jim Hunt

Jose will file the SI100 paperwork with the State.

Jose presented the treasurer's report. The 2012 budget was approved. The Board also approved sending out the next yearly assessment fee. \$550 will be billed to each homeowner on May 1 and will be considered delinquent on June 1. There are currently seven homeowners who are not up to date on their fees and in various stages of the collection process. The Board approved moving forward to record NOD from SBS on five properties.

The Board approved hiring Glenn Olives, Esq. to pursue a process for the handling of bankruptcy cases. Bryan will contact him to set up a conference call. Bryan, Tim, and Jose will participate in the call.

The roads in the development have a few maintenance issues which the Board believes should be fixed under warranty by American Asphalt. Bryan will call their Project Manager and ask him to come out to inspect the offending areas.

The sidewalks in the neighborhood have some cracks and trip hazards. Tim Hill agreed to walk the neighborhood and map which sidewalks need maintenance and who should be paying for the repair, the Association or an individual homeowner. Some of the sidewalks have been damaged by homeowners' trees and others have been damaged by homeowners' bringing heavy equipment over them.

Children have been riding bikes and skateboards in the bus stop common area and going on the roof of the water treatment plant and causing property damage. Russell agreed to talk to the children's parents. The Board was in agreement that the roof of the treatment plant looks terrible both from damage and from the County painting the tiles a color that doesn't match the color of the tile. Russell

agreed to look into the cost of getting more tile to replace the broken ones and the ones that don't match.

Roberta and Jose will forward Association files to Tim.

The next meeting will be held at Tim and Christine Hill's house on Monday, May14 at 6:30 PM.