



Cielo Vista HOA All Homeowner's Meeting December 11, 2023

The annual Cielo Vista All Homeowner Association Meeting was held via Zoom on Monday, December 11, 2023 at 6:30 PM.

Attendees – Board Members

President – Roberta Daniel
Vice President – Mike German
Treasurer – Michael Ziebron
Secretary – James Hunt
Sergeant at Arms – Barbara Ziebron
Architectural Review Committee – Bryan Daniel
Website Coordinator – Christina Scofield
Members at Large - Debbie Cochrane and Alissa Gil

Homeowners Represented

“Leela”, “Zoom User”, Kathy Hensley, “Joe K”, Larry Barr, Dale Stevenson, “IPAD”, Ben Mendez, Ron and Donna Steger and Nicole Ellis

Guest Presenters

Drew Lander – Sunnyslope County Water District
Steve Loupe - San Benito County Public Works Director

Welcome

Roberta Daniel welcomed all attendees to the meeting and introduced the Board members. She conducted a quick Zoom tutorial as well.

The following agenda items were discussed:

Status of Wastewater Treatment Plant

Steve Loupe discussed the current status of the wastewater treatment plant. He said it is at or near the end of its expected life span. It has many defects including poor ventilation, mold, failing pumps, corrosion, and excessive emissions of hydrogen sulfide and sodium. He said there are really only two options for remedying the issue:

- A) Demolish and replace the current plant with a new plant. He estimates the cost for this project to be @ \$5.7 million dollars or \$74,000 per household. This would cost each homeowner @ \$2,487 per year for 30 years.
- B) Demolish the existing plant and hook up to City of Hollister sewage services.

Drew Lander discussed the costs associated to hooking up to City Sewer services. He said it will cost each homeowner a one-time hook fee of approximately \$11,900 to connect to City Sewer services. After that, each homeowner will be responsible for paying the monthly sewage fees charged by the City of Hollister. Those fees are currently expected to be @ \$80 per month, which is in the neighborhood of what we already pay Bracewell Engineering to manage the existing water treatment plant.

Drew Lander went on to explain that he has negotiated with Dividend Homes, the developer of Fairview Corners, who agreed to pay all of our hook-up fees in exchange for access to the sewer connection that was put in when the Robert's Ranch development was built around our neighborhood. This plan is supported by Dividend Homes as it would alleviate the need for them to pipe around the new Gavilan College campus and Cielo Vista to gain access to City Sewer, he would have a straight connection. It also benefits Gavilan College as they would not have to install a septic system and/or pipe around Cielo Vista to gain access to City sewer. They would have a direct connection as well.

Another issue that was discussed was a shortfall in annual taxes collected to pay for the maintenance of the existing water treatment plant. The County currently collects \$963 dollars from each homeowner annually for maintenance of the water treatment plant. That amount has not changed since 2011. Because it was not adjusted to offset the rise in maintenance costs, there is a deficit in the budget associated for maintenance of the treatment plant. As it currently stands, each homeowner will be assessed @ \$2,868 to make up the deficit. This will be amortized over several years in each homeowners property tax bill.

Treasurer's Report

Michael Ziebron discussed the 2023 budget and year end expenditures as well as the proposed budget for 2024. See budget documents for details.

Board Accomplishments for 2023

- Mowed and trimmed open fields two times.
- Trimmed hazardous Eucalyptus trees that were infringing on members' properties as well as other trees in the neighborhood.
- Hosted the 2nd Annual Easter Egg Hunt.
- Repaired large sections of roadway on Vista De Oro and Tierra Del Sol.
- Replaced twenty-four (24) more sections of HOA fencing along Airline Highway and Fairview Road.
- Opened a Vanguard Money Market Account.
- Installed a solar powered man-gate at the north entrance to Roberts Ranch neighborhood.
- Held two neighborhood garage sales in March and September.
- Worked with Dividend Homes, Sunnyslope County Water, and the LAFCO Board to negotiate our water treatment connection to City Sewer.

HOA Communication

Roberta discussed the options utilized for the Board to communicate with homeowners. The current methods of communication are as follows:

- Cielovista.net – the HOA official website
- Cielo Vista HOA page on Facebook
- Bulletin board at the mailboxes
- Door to door flyers
- Removeable signs at entrance gates

Goals for 2024

Roberta discussed the Board's goals for 2024. They are the following:

- Install sidewalks from Tierra Del Sol to the man-gate accessing the Robert's Ranch development at the north end of Cielo Vista.
- Repair additional road damage.
- Continue replacing HOA fencing as the budget permits.
- Hold a social gathering in the common area.
- Host two neighborhood garage sales.

Yard Maintenance and Holiday Décor

Roberta discussed the Board's goals related to yard maintenance and keeping the neighborhood looking beautiful. They are as follows:

- Encourages all homeowners to maintain their yards, trees, and hardscapes.
- Reminds all homeowners to obtain ARC approval for structural changes, yard updates, replacing fences, and painting the exterior of houses.
- Reminds all homeowners that trash bins should not be visible and should be stored behind the fence line.
- Reminds all homeowners that holiday décor on the exterior of houses should be taken down no later than January 21, 2024.

Bi-Annual Garage Sales 2024

The dates for the bi-annual garage sales are Saturday, April 6, 2024 and Saturday, September 28, 2024. Both sales will begin at 8:00 AM and conclude at 2:00 PM. Donna Steger has agreed to coordinate both sales.

2023 Election of Officers

The annual election for Board officers was held. The results are as follows:

President - Donna Steger nominated Roberta Daniel for President and Jim Hunt seconded the motion. A vote was held and Roberta was re-elected President.

Vice President – This is not a voting position. Therefore, no election was held. Mike German agreed to continue in this capacity.

Treasurer – Michael Ziebron notified the Board that he is stepping down as Treasurer. Open nominations were held. Ron Steger was nominated by Donna Steger and Roberta Daniel seconded the motion. Denise Haney was nominated by Roberta Daniel and Bryan Daniel seconded a motion. Because there were two candidates, a vote of the entire HOA was required. Debbie Cochrane coordinated the vote with the voting period concluding on December 31, 2023. Based on the vote count, Denise Haney was the winner and will serve as the new Treasurer.

Secretary – Roberta Daniel nominated Jim Hunt and Mike German seconded the motion. A vote was held and Jim was re-elected Secretary.

Sergeant at Arms - This is not a voting position. Therefore, no election was held. Barbara Ziebron agreed to continue in this capacity.