



Cielo Vista HOA Board Meeting Minutes

February 2014

The meeting was held at Ridgemark Lounge on February 17th, 2014.

Attendees

Jose Vargas, Tim Hill, Christine Hill, Sue Hogue, Bryan Daniel, Roberta Daniel, Nancy Knott, James Hunt, Trish Hunt, Sue Redmond

General Items

Financial report and homeowner dues status given by Treasurer Jose Vargas. Report approved as read.

Voted to change monthly meeting to the third Thursday of every month at 6:30 p.m. at Ridgemark. The next meeting will be March 20th.

Tim Hill will write a meeting agenda to be sent out the week before each meeting. Sue Hogue will send out Evite or email notices including the proposed agenda to Board and Committee members. Tim & Sue will coordinate.

At least one member of each committee to attend the monthly Board meetings to report on activity, project status, etc.

Committee Reports

Finance Committee

Finance committee members are: Jose Vargas, Marianne Miller, Marta Denice, Amber Kluga, Rick Davis, and Tim Sparrer. Jose Vargas reported that the Finance Committee had an initial meeting to establish procedures and went through the draft financial report.

Events & Communications Committee

Events & Communications Committee members are: Roberta Daniel, Yvonne Flippo, Christine Hill, Trish Hunt, and Vickie Vargas. Roberta reported that a flyer has been produced and distributed for the upcoming neighborhood garage sale to be held on Saturday and Sunday, March 29th & 30th. Garage sale curb signs have been acquired and will be stored in the Vargas shed. Roberta will let Jose know what funding needs the committee has for signs, light bulb replacements, and other expenses.

Additionally, a notice was sent out to homeowners informing them that the entrance gate plan has been submitted to the County and that we are waiting for approval. Homeowners were asked to join the Cielo Vista HOA Facebook group as an easy way to communicate, and also to make sure that we have a current email and any emergency contact phone numbers that they would like us to have on file.

A summer barbecue party is being planned.



Cielo Vista HOA Board Meeting Minutes

August 2014

The Homeowner Association Board meeting was held at the home of Jose and Vickie Vargas on Thursday, August 21st.

Attendees

Jose Vargas, Vickie Vargas, Sue Hogue, Bryan Daniel, Roberta Daniel, Amber Kluga, Marta Denice, Rick Davis, Jim Hunt, Trish Hunt, Jerry Rockwell.

Financial report

Financial report summary given by Treasurer Jose Vargas. Balance sheet, Profit & Loss statement, and homeowner accounts with outstanding balances statement approved as read. The front gates project payment summary as of 8/21 included 48 homeowners who have paid in full, and four homeowners who are on a payment plan. There were 24 nonpayments. Those accounts will be considered delinquent as of 8/31; Jose will send a reminder letter to those homeowners who have not yet paid.

Committee Reports

Finance Committee

Marta Denice has been researching the past CSA utilities service bills, and has been able to break out the specific charges for our particular CSA from the overall CSA data provided to her by the County. We may have been overcharged for some services; Finance Committee will continue to investigate.

Government Affairs Committee

Jerry Rockwell summarized the following information from Bob Golobic:

Bob paid a recent visit to Byron Turner, the Head County Planner. He was told that the Roberts Ranch environmental study is moving along slowly, with the most current activity studying the impact on the interface with the current subdivision west of Enterprise Road, known to the planners as the "Whale Park" area and the future "Award Homes" subdivision. They are also talking to the city about future annexation activities in the area. When the environmental study is done a "Scoping Meeting" will be held for public comment at which time Byron assured Bob that we will be notified and should attend.

A letter on behalf of the HOA Board to the County Planning Department regarding the potential impact of the proposed Roberts Ranch development on Cielo Vista has already been sent. However, we have been advised that it would also be beneficial for the Planning Department to receive letters from individual homeowners. In order to encourage individual letters, a template with address information and some sample statements as examples will be distributed to the homeowners, and posted on the Cielo Vista web site as well.

CC&Rs Committee

Nothing to report due to committee members currently focusing on other projects.

Architecture Review Board

Approval signed off on solar panel installation for 221 Tierra del Sol.

Construction has begun on the front entrance gates. Completion is expected to be by the end of November. Landscaping for the median area will be done once the gate work is completed. Work on the column footings should start in about ten days. Bryan is looking at security camera purchase, and will have an update at the next meeting.

Construction of a fence at the end of the street adjacent to the agricultural field was proposed. Cost and time estimate to be given at next meeting.

Events & Communications Committee

Roberta Daniel reported that the summer party in July went really well.

The semi-annual garage sale will be the last weekend in September.

Roberta will look into having the holiday party at the Inn at Tres Pinos. Tentative date is December 12th.

General Discussion

A procedural discussion was held regarding the 2015 Homeowners Association Board and committees. It was decided to invite interested homeowners to sign up for next year at the upcoming October annual meeting. An email will be sent out to homeowners ahead of the meeting to let them know, and also to notify homeowners who might be interested but are unable to attend the meeting. The current HOA Board will decide on officials and committee members at the November meeting. The term for 2015 HOA Board and committees will start in January.

Dates and locations for HOA board meetings were scheduled for the remainder of the year. Meetings will now be held on the third Tuesday of the month since Thursdays have become difficult for some members:

- September 16th, 6:30 p.m., 511 Tierra del Sol (home of Bryan and Roberta Daniel)
- October 21st, 6:30 p.m. at Ridgemark (annual Homeowners Association meeting). Vickie to reserve conference room.
- November 18th, 6:30 p.m., 501 Tierra del Sol (home of Jose and Vickie Vargas)
- No meeting scheduled for December, homeowner association party instead

Other Action Items

- HOA Secretary to send letter to 430 Tierra del Sol, regarding "quad" parked in driveway
- HOA Secretary to send letter to 400 Tierra del Sol regarding vehicle parked overnight in street

The meeting was adjourned at 8:40 p.m.

Next meeting: 6:30 p.m. on Tuesday, September 16th at 511 Tierra del Sol (home of Bryan and Roberta Daniel)



Cielo Vista HOA Board Meeting Minutes

May 2014

The meeting was held at the home of Bill & Nancy Knott on Thursday, May 15th.

Attendees

Jose Vargas, Sue Hogue, Bryan Daniel, Roberta Daniel, Nancy Knott, Marianne Miller, Trish Hunt, Jerry Rockwell, Marta Denice, Yvonne Flippo

General Items

Meeting minutes from April meeting approved.

Financial report

Financial report summary given by Treasurer Jose Vargas. Approved as read.

Noted for the record that we have adequate funding for expenses through the end of the year.

Discussion and vote on proposed policy for handling of home owner bankruptcy filings. Thank you to Jose for researching and drafting procedures. Unanimous vote to adopt policy going forward, as well as for the four bankruptcy cases that are pending.

Committee Reports

Finance Committee

Jose Vargas reported that the financial committee discussed the items addressed above. There were no other items of concern.

Government Affairs Committee

Nothing to report, although Marta Denice has spent some time at the County offices and is putting together a collection of documentation relevant to Cielo Vista. She also spoke to an attorney friend and the information she was given basically concurs with what we have been told by others.

CC&Rs Committee

Nothing to report.

Architecture Review Board

The front gate application has been approved by the County, subject to an "encroachment permit" form that will be taken to the County after Bryan meets with the proposed contractor over the weekend. A letter will be sent to the homeowners to let everyone know that the gate application was approved and explaining the next step in the process (the need for a 51% favorable vote by the homeowners). Roberta Daniel and the Events & Communication Committee will write a draft of the letter.

The Board reviewed two quotes from Quality Service Safe Tree Company along with recommendations from Marianne Lee regarding suitable replacement trees. The second

proposal was approved, with the exception of Items # 2 and 7, respectively. Also, all tree trimming should be done in such a way as to not affect height—especially with regard to privacy considerations. (Quotes on file.)

Events & Communications Committee

Roberta Daniel reported that plans are being made for the HOA summer party. It will be held on the afternoon of July 4th, starting at 4 p.m., in the common area by the mailboxes. There will be food available for purchase at the very reasonable price of \$7 per plate! Bring whatever you would like to drink, and perhaps a dessert to share. A salsa competition is also under consideration. All homeowners/residents are welcome, as well as any guests they might want to bring. Flyers & other information coming soon.

The meeting was adjourned at 9:20 p.m. The next meeting will be at 6:30 p.m. on Thursday, June 19th, place to be determined.



Cielo Vista HOA Board Meeting Minutes

April 2014

The meeting was held at the home of James & Trish Hunt on Thursday, April 17th.

Attendees

Jose Vargas, Sue Hogue, Bryan Daniel, Roberta Daniel, Nancy Knott, Bill Knott, James Hunt, Trish Hunt, Bob Nichols, Jerry Rockwell, Marta Denice, Bob Golobic

General Items

Meeting minutes from March meeting approved.

Financial report

Financial report summary given by Treasurer Jose Vargas. Approved as read.

Past due accounts summary (see financial report). It is necessary to establish a relationship with a bankruptcy lawyer so that we can pursue legal action against past due accounts. Vote unanimously approved to allocate \$2000 for purpose of initial attorney consultation/retainer.

Title closed for property at 337 Vista de Oro. The new owners are Raymund and Flordeliza Corpuz.

Committee Reports

Finance Committee

Jose Vargas reported that the financial committee met to discuss the items addressed above. There were no other items of concern.

Government Affairs Committee

Bob Golobic reported that there has not yet been any mention of the proposed Roberts Ranch development in either the Planning Commission or County Board meeting agendas. He and Jerry Rockwell will continue to keep tabs on those meeting agendas; also noted that intra-departmental meetings are not publicized unless public comment is wanted.

Nancy Knott has drafted a letter from the HOA to the Planning Commission regarding the many negative impacts of the proposed Roberts Ranch development on Cielo Vista. This letter can be individualized for homeowners to send independently of the HOA. Nancy will be sending out the draft by email to everyone for comments & review. It was agreed not to pursue sending a letter to the Planning Commission for the time being.

CC&Rs Committee

Marta Denice has obtained some bylaw examples. She will send them out by email to the CC&Rs Committee for review and discussion. Next meeting date to be determined.

Architecture Review Board

Bryan Daniel reported that there has been no response yet from the City/County regarding the entryway gate. Since the 90-day review period has passed, Bryan will ask for a status update from the Planning Department. Jerry Munzer and the fire chief have done a walk-through of Cielo Vista to look at planned gate location and emergency vehicle access.

Some of the trees on Fairview need trimming or removal. Also, eucalyptus trees behind the Stevensons have become a danger and should be removed. Proposal to get an estimate from Quality Service Safe Tree Company approved by Board.

The Board approved a proposal to obtain a quote from Marianne Lee for improved irrigation on Fairview, along with her recommendation for suitable replacement trees.

Board voted to approve funds for painting and supplies for the walls at the Cielo Vista entrance.

Bob Nichols reported that he has been continuing to work on clearing the gopher problem by the mailboxes. He has been reimbursed \$353.30 for supplies.

Letter from Trish Key, owner of 171 Tierra del Sol, regarding paint colors for house. She has given paint samples to Sue Redmond.

Events & Communications Committee

Roberta Daniel reported that plans are being made for the HOA summer BBQ. Tentative date & time is Sunday, July 27 at 4 p.m.

New Business

Suggestion made for designing a "welcome" packet to be given to new homeowners. This would include a gift along with helpful information such as garbage days, emergency numbers for police & fire, public works, schools, etc. A summary of the more important HOA rules (i.e., no overnight street parking, trailers & RVs behind fence, etc.) would also be included. The Events & Communications Committee will work on it.

Sue Hogue is to send a letter to the homeowner at 215 Valle Verde regarding trailer in driveway.

The lights in the mailbox area are coming on at the wrong times. Bryan will see if cleaning the photocell timer fixes the problem.

The meeting was adjourned at 9:00 p.m. The next meeting will be at 6:30 p.m. on Thursday, May 15th, at the home of Bill & Nancy Knott, 261 Tierra del Sol.



Cielo Vista HOA Board Meeting Minutes

March 2014

The meeting was held at the home of Jose & Vickie Vargas on Thursday, March 20th.

Attendees

Jose Vargas, Vickie Vargas, Sue Hogue, Bryan Daniel, Roberta Daniel, Nancy Knott, James Hunt, Trish Hunt, Sue Redmond, Bob Nichols, Jerry Rockwell, Marta Denice, Yvonne Flippo

General Items

Meeting minutes from February meeting approved.

Financial report

Financial report and homeowner dues status given by Treasurer Jose Vargas.

2014 homeowner dues have been paid by 90% of the homeowners.

The following accounts are still pending:

Campisi (430 Tierra de Sol). A payment plan proposal was submitted on behalf of Elizabeth Campisi with a recommendation by Jose Vargas that the Board accept the plan. The proposal was approved by vote with no objections.

Gonzales Chapter 13 Bankruptcy (271 Tierra del Sol) Recommendation that a letter be sent to the Bankruptcy court trustee regarding payment of delinquent 2012 and 2014 dues. Recommendation approved with no objections.

Munguia (231 Tierra del Sol) is delinquent on dues since 2012. Recommended that this account be sent to S.B.S. Lien services for handling. Approved with no objections.

Patton (130 Tierra del Sol) Delinquent since January 2014. Recommended that this account be sent to S.B.S. Lien services. Approved with no objections.

Silva (400 Tierra del Sol) Delinquent since January 2014. All letters have been returned unopened. Recommendation that account be sent to S.B.S. Lien Services was approved without objection.

Woolridge (214 Valle Verde) Delinquent since January 2014. All letters have been returned unopened. Recommendation that account be sent to S.B.S. Lien Services was approved without objection.

Board voted to approve purchase of Dishonesty/Theft Bond with no objections.

Board voted to approve & send 2013 Tax returns.

Sue Hogue (secretary) needs to file a signature card for checking account at Union Bank.

Financial report approved as read.

Committee Reports

Finance Committee

Jose Vargas & Marianne Miller met to discuss the items addressed above. There were no other items of concern.

Government Affairs Committee

Jerry Rockwell & Bob Golobic met with Michael Krausie, Associate Planner for San Benito County. Jerry asked to have the following email from Bob Golobic summarizing the meeting incorporated into the meeting minutes:

***From: Bob Golobic <gollyg@charter.net>
Subject: 3/19 County Planning Dept. Meeting
Date: March 19, 2014 11:48:19 AM PDT
To: Jerry Rockwell <therockwells@mac.com>***

We met with Michael Krausie, Associate Planner to discuss The Roberts Ranch project. The project is out for review by all interested parties particularly in the county but also, city, water districts, etc., etc.. since we were on the original mailing for comment because of our proximity to the project, unless we give the county our collective input, they won't know of our concerns

The CVHOA should respond to the earlier received notice with our concerns. Any response should be addressed to SAN BENITO COUNTY PLANNING SERVICES 2301 Technology Parkway. Hollister, CA 95023 and reference Roberts Ranch Project # TSM 1490, ZC 14-180. Some of the concerns that we could legitimately express are (1) Increase traffic load on CV streets maintained solely by the CVHOA (for over 200 new homes wanting access to Fairview Road), (2) Change in zoning from Rural Residential to R-1 including high density housing which will alter the character and home values in our subdivision if access to our streets is granted to the developers.

These problems could be reasonably avoided by changing the Roberts Ranch plan by a simple measure of eliminating Lot 28, making some minor lot line changes and create a new entrance to the development across from Old Farm Road. There may be other concerns the CVHOA could also express, but these seem to be the main objections.

The entry gate was not discussed by intention.

Bob Golobic

There was a discussion regarding how to best highlight our concerns to County Planning Services regarding the potential negative impact of the Roberts Ranch Project on issues such as traffic, schools, safety, recreation, sheriff, water, etc., as well as Cielo Vista's quality of life in general. Roberts Ranch plans (or has already applied) for a change in zoning from Rural Residential to R-1 High Density.

A motion was made and seconded to draft a letter from the Homeowners Association, which could also be individualized for homeowners to send independently of the Association. James Hunt & Nancy Knott will work with Jerry Rockwell and Bob Golobic to have a draft for the next HOA Board meeting.

CC&Rs Committee

The CC&Rs Committee completed review of the existing CC&Rs and by laws, and has determined that there are many changes and updates necessary to bring the CC&Rs up to date. Marta Denice will look at the Ashford Estate CC&Rs for examples of best wording to use. Using a Real Estate attorney in the update process is being considered. Sue Redmond may know of an attorney who can work with us.

Architecture Review Board

No response yet from the City/County regarding the entryway gate. The approval process can take up to 90 days, so it could be mid-April before we have an answer.

Events & Communications Committee

Vickie Vargas and Nancy Knott have gotten signs made and set for garage sale. Roberta Daniel is taking care of newspaper notice,

New Business

Roberta Daniel had two arborists inspect the trees at the entry and they both said that the trees on the north side are dying and need to be removed. The 12 pear trees need pruning and to have mistletoe removed. The three trees on the other side of the entry will also be removed. Voted to approve bid from Quality Service Safe Tree for the tree trimming and removal services.

Nancy Knott raised a concern that some of the trees in homeowners' yards may be fire hazards, and that tree disease is also an issue. Sue Hogue will draft a letter to homeowners regarding the need for trimming and mistletoe removal, etc.

Bryan Daniel wrote a letter to Realtor Marilyn Ferrera advising her that real estate signs are not to be posted at the entry to Cielo Vista and requested that her realty sign be removed.

Bob Nichols reported that he has been working to clear the gopher problem by the mailboxes. He is repeating the eradication process, and it will be reassessed at the next meeting.

Sue Hogue will work on updating the Cielo Vista web site, and would appreciate reviews and suggestions.

The meeting was adjourned at 8:40 p.m. The next meeting will be at 6:30 p.m. on Thursday, April 17th, at the home of James & Trish Hunt, 123 Calle Cuesta

Architecture Review Board

Architecture Review Board members are: Bryan Daniel, Sue Redmond, Mark Pedrazzi, James Hunt, and Russell Bustos.

Bryan reported that the entrance gate plan had been submitted to the City/County and that he hadn't heard anything further. He was advised that the approval process could take up to 90 days.

CC&R Committee

CC&R Committee members are: Tim Hill, Trish Hunt, Marianne Miller, Jose Vargas, Roberta Daniel, Yvonne Flippo, and Mark Pedrazzi. The committee will be going through the existing CC&Rs and making update suggestions and deciding what needs to be rewritten. Tim would like to have a date for a CC&R draft by the next board meeting. Jose mentioned that it may be feasible to have them written by a professional service, or see if there is a standard template; those are options that should be looked at. Tim may be able to obtain a copy of the CC&Rs from Eagle Ridge that could be used for an example of a current CC&R.

Government & Development Affairs

Members are Bob Golobic, Jerry Rockwell, and Sue Redmond. They will attend County meetings and keep the Board informed about any issues having to do with property surrounding Cielo Vista, such as the proposed Roberts Ranch development.

Homeowner Issues

441 Tierra del Sol - Complaint about blue tarp ("lean-to") in front walkway of 441 Tierra del Sol. Sue Hogue to send letter requesting immediate removal. **Update:** The tarp was removed on Feb. 18th, so it was not necessary to send letter.

Complaint about back yard at 122 Calle Cuesta. Roberta asked Sue Redmond to draft a letter to be considered.

Meeting adjourned at 8:30 p.m. Next meeting is Thursday, March 20th at 6:30 p.m. at Ridgemark.