



# Cielo Vista HOA Meeting Minutes June 2022

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The Homeowner Association Board Meeting was held via Zoom on Monday, June 20, 2022 at 6:30 PM.

## **Attendees**

Jim Hunt, Bryan & Roberta Daniel, Michael & Barbara Ziebron and Mike German.

The following agenda items were discussed:

## **Treasurer Report**

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

Michael advised the Board that one of the homeowners that is delinquent with their annual HOA dues has paid the dues but failed to pay the fees and interest. A lien letter will be sent to that homeowner as well as another homeowner that is still delinquent with their dues.

## **Gates**

The Board discussed the pedestrian gate to be located at the east entrance (dead end of Tierra Del Sol) from the Robert's Ranch development. The Board agreed it 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. Bryan Daniel is in the process of getting a quote from the gate company.

## **County Budget for CSA #22**

Roberta Daniel told the board that she and Marta Denice reviewed the proposed budget for our CSA and found discrepancies. They drafted a letter to San Benito County asking for the County to explain the discrepancies. They are waiting to hear back.

## **Perimeter Fencing**

Bryan has marked the sections of the perimeter fence to be repaired with blue paint. He advised that the project should begin in approximately one month. Roberta has sent emails to the impacted homeowners advising them that they need to clear vegetation away from the fence. The fence company will need at least two feet of vegetation removed to have access to the area of fence in need of repair.

## **Garage Sale**

Donna Steger will be organizing the second garage sale of the year that is scheduled to be held on the last Saturday in September (24<sup>th</sup>). Additional details will follow.

## **ADU Unit**

A homeowner inquired about the process for submitting plans for an ADU. A couple of weeks later, they advised that they had decided against building it after all.

## **CC & R Violations**

The Board received complaints about a homeowner leaving their Christmas lights up and another with an unkempt yard. Warning letters will be sent to both.

## **Future Meetings**

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

July 18 - Zoom

August 15

September 19

October 17

November 21

December 19