



Cielo Vista HOA Meeting Minutes October 2025

The Homeowner Association Board Meeting was held via Zoom on Monday, October 20, 2025 at 6:30 PM.

Attendees

President – Roberta Daniel
Vice President – Not in Attendance
Treasurer – Denise Haney
Secretary – James Hunt
Sergeant at Arms – Michael Ziebron
Website – Not in Attendance
Architectural Review Committee – Bryan Daniel
Members at Large –Debbie Cochran & Scott Van Boerum

The following agenda items were discussed:

Budget Report & Davis-Stirling Act Compliance

Denise Haney provided the monthly budget report to the Board prior to the meeting. There were no questions raised during the meeting.

A topic of discussion was the Davis-Stirling Act and ensuring we are compliant with all the financial reporting requirements set forth in the Act. Michael Ziebron researched the issue and determined we comply with the provision of the Act that requires we have all our reports prepared by a CPA firm that is registered with the California State Board of Accountability. We contract with Bianchi, Kasavan & Pope LLP and they are registered as required.

Michael also determined that there are areas with the way we issue our financial reports that need to be improved to ensure compliance. He provided the following recommendations:

- 1) Our by-laws do not call for a yearly financial audit. However, the Davis-Stirling Act does require a yearly financial review performed by a CPA. He suggested that we contact Bianchi, Kasavan & Pope LLC to discuss a yearly financial review and generating a report as well as the costs for doing so. Note: If a review is not done, our bylaws say that the year-end financial statements must also include a certificate by an officer that the statement was prepared without independent audit or review.
- 2) Make the annual financial review report available to homeowners, preferably via email.

- 3) Make the new annual budget available to members, not as requested but through password protected posting to cielovista.net. Note: must be done 45 days before start of new fiscal year.
- 4) Make the monthly Treasurer's report available to members, not as requested but through password protected posting to cielovista.net.

The Board discussed the recommendations and decided that we would have Bianchi, Kasavan & Pope prepare the annual review starting with the end of the 2025 budget year. None of the Board members is a certified CPA and all felt that the review should be prepared by a professional.

The Board agreed that the annual financial review should be emailed to all homeowners and voted to do so once the 2025 budget review is complete. This should occur sometime in the first quarter of 2026. The Board also agreed that the annual budget and monthly Treasurer's Report should be available to all homeowners via a password protected link on the HOA webpage. Roberta said she would speak with Christina Scofield about how this can be accomplished.

Pedestrian Gates

The Board discussed the progress of the project to secure the pedestrian gates at the entrance to the development. Brian Daniel advised that the gate company will install a card key reader to the pedestrian gate on the entrance gate side. The pedestrian gate on the side of the exit gate will be bolted shut not allowing ingress or egress. The HOA has paid the gate company 50% of the total cost to get the project started. While there is no ETA for completion, the project is slated to start in the next couple weeks. All homeowners will need a card key to access the pedestrian gate and can contact Brian if they need to purchase one. The Board will look into signs to post on the gate that is bolted shut to advise pedestrians to use the gate with the card reader.

Fallen/Cut Tree

Brian advised that a tree that had fallen or been cut leaving debris in the field on the Airline Highway side of the development has been cleaned up and removed.

Security Cameras

Brian looked into the issues related the security cameras not working. He found that they are old and need updating. Additionally, the hubs are non-operational as there is no internet service to them. He suggested we update the cameras and confirm with homeowners near the camera locations that they are willing to provide internet access for the hubs. The Board decided to remove the camera monitoring the water treatment facility as it is currently non-operational and there have been no recent acts of vandalism to the building. That camera will be moved to the pedestrian gates.

Garage Sale

Roberta advised that eleven homes participated in the HOA garage sale that occurred on September 27, 2025. This is the best turnout in recent years. The next garage sale will be held

at the end of April 2026 at the request of Donna Steger. This will hopefully prevent cancellation due to poor weather.

Tree Trimming

Several trees throughout the development need trimming. Roberta asked Scott Van Boerum if his company could give a quote for the work. Scott said he would try to get a quote to Roberta in the next week or so.

HOA Officer Nominations

It is the time of year to elect officers for the HOA Board of Directors for calendar year 2026. Debbie Cochran created a form for residents to nominate individuals for the various Board positions. The form will be disseminated to homeowners so nominations can be made and voted on at the December All HOA meeting. Anybody wishing to fill one of the Board positions is encouraged to submit a nomination.

District 4 Supervisor

District 4 Supervisor Angela Curro has asked for an opportunity to speak to the HOA regarding current issues. Roberta will follow-up with her to schedule time during the January HOA meeting.

Future Meetings

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

November 17, 2025

December 8, 2025 @ 7:00 PM