



Cielo Vista HOA Meeting Minutes

August 2025

The Homeowner Association Board Meeting was held via Zoom on Monday, August 18, 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 – Marta Denise & Scott Vanboerum

The following agenda items were discussed:

All HOA Meeting

Roberta Daniel brought up the annual all homeowner's meeting for discussion. The Board discussed the date and decided on Monday, December 8, 2025, at 7:00PM. Additionally, the Board discussed whether the meeting should be in-person or via Zoom. The in-person option would require the HOA to reserve a meeting room at Ridgemark which would incur a cost. In prior years, meetings have been held there, but it has been a few years. The cost the last time a meeting was held at Ridgemark was \$500 which has undoubtedly increased since then. The Board decided to hold the meeting via Zoom to avoid incurring the expense.

Budget

Roberta brought up the budget for discussion. The current fiscal year comes to a close at the end of this calendar year meaning it is time to plan the budget for next year and decide what projects will need to be funded. Roberta received requests from residents to continue to repair the perimeter fencing and to secure the man gates at the entrance gates. There were no funds allotted in this year's budget for repairs to the perimeter fencing as reserves were diverted to pay for the slurry seal of the roads. Additionally, there were no funds available to electrify and secure the man gates as the quoted cost was too expensive for available funds.

Roberta asked Denise Haney to look at the budget to determine the funds available for projects next year so the Board could make a decision on which projects to fund. Scott brought up the idea of securing one of the man gates permanently and electrifying the other to allow secure ingress and egress for HOA residents. This would reduce the expense of electrifying both man gates. Bryan Daniel said he would contact the gate company to get a quote. The Board will discuss the budget in more detail and prioritize next year's projects at the next meeting.

Street Lights

Rod George changed the burnt-out light bulbs in the streetlights at the entry gates. All lights are now operative.

Street Signs

The new street sign project has not been completed. The signs were installed but are lacking the post caps. Roberta will contact the sign company to ensure the project gets completed. Jim Hunt asked why the sides of the post that face Tierra Del Sol didn't have the street name. Roberta said it was how they were designed. The Board discussed the issue and decided that it would be best if the signs had the street names on all four sides. Roberta will have the sign company add Tierra Del Sol to the sides of the posts that lack the street name.

HOA Concerns

Scott brought up the fact that the meeting minutes are not being posted for residents to review prior to the monthly meetings. The Board discussed the issue and decided that the agenda would be posted on the website during the week prior to the meeting. Residents wanting a copy of the minutes can view them at www.cielovista.net.

Scott also asked about the annual financial report. Roberta told him we discuss the annual report at the annual all HOA meeting. Scott indicated that the Cielo Vista by-laws indicate that an annual report should be provided to all homeowners within 120 days of the end each fiscal year. Additionally, the by-laws are specific about what information is required to be in the report as well. Denise Haney will work with the HOA accountants (Bianchi, Kasavan & Pope Accounting) to provide this report annually.

Garage Sale

The bi-annual garage sale is being organized by Donna Steger and is scheduled for Saturday, September 27, 2025, from 8:00 AM until 2:00 PM.

CC&R Violations

The Board did not receive any complaints this month.

Future Meetings

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

September 15, 2025

October 20, 2025

November 17, 2025

December 8, 2025 @ 7:00 PM