



## **CIELO VISTA HOA ALL HOMEOWNERS' MEETING**

**February, 23, 2026, 6:30 PM held on Zoom**

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**Attendees:** Mike Ziebron, Bryan and Roberta Daniel, Christina Scofield, and Denise Haney

The following items were discussed and the following action was agreed upon:

### **Treasurer's Report**

Denise reviewed the monthly report and advised us that about half of the members had paid their dues with one homeowner making payments through the collection agency.

### **Waste Water Treatment Plant**

No activity from the County as to what will become of the property and plant. Given the Public Works Director has resigned, we are not hopeful there will be a solution any time soon.

### **Easter Egg Hunt**

Christina with the help of Marta Denise will once again host our annual neighborhood Easter Egg Hunt for the children of Cielo Vista. It will be held on March 29, the Sunday before Easter, at 10:00 AM. Signs will be posted at the mailbox and Christina will be asking for RSVP's.

### **CCR Update**

Christina will update the CCR's and file them with the County to address the change in the fine structure with maximum fines for rule violations restricted to \$100 per incident.

### **CC&R Violations**

A fine letter went out to one homeowner who perpetually parks multiple vehicles in the street, and other homeowner received a warning letter for a street parking violation. The former continues to violate the rules and will be receiving a follow-up fine of \$100 while the latter has stopped parking in the street.

Another homeowner received a letter asking them to clean up their debris from a fallen tree from Airline Hwy. Since they have not done so, they will receive another fine letter. We will advise that we can have Lee Landscaping do the cleanup at the homeowners' expense if they don't remove the debris in seven days.

### **Front Entranceway Lighting**

Two lamps are burned out. Bryan ordered the lamps and was going to install them, but a hand injury restricts him from doing so. He asked Rod George to do the install, and Rod agreed to take care of it this week.

### **New Management Company**

Modern Management will take over handling our financials beginning April 1. Denise will notify Bianchi that we are making the change, providing a thirty day notice.

### **Website Redundancy**

The Board is considering not renewing cielovista.net because Modern management provides an owner portal/app for homeowners where we can post information. We decided to wait and see what it looks like and how easy it is to post information on the app before we decide. Christina will be the liaison between us and Modern Management to determine what gets posted.

### **Annual All Homeowners' Meeting Location**

Gavilan College has a conference center that we may be able to rent for our annual meeting or a holiday party. Christina will look into its cost and restrictions.

### **Landscaping at West Man Gate Walkway to Robert's Ranch**

Roberta will ask Lee Landscaping to install a few new plants to the area as it looks a little sparse.

### **Garage Sale**

Donna Steger will make arrangements to have our neighborhood garage sale April 25, weather permitting.

### **Next Board Meeting**

March 16 at 6:30 PM on Zoom.