



Cielo Vista HOA Meeting Minutes

March 2026

The Homeowner Association Board Meeting was held via Zoom on Monday, March 16, 2026 at 6:30 PM.

Attendees

President – Roberta Daniel
Vice President – None
Treasurer – Denise Haney
Secretary – James Hunt
Sergeant at Arms – Not in Attendance
Website – Not in Attendance
Architectural Review Committee – Bryan Daniel
Members at Large – Not in Attendance

The following agenda items were discussed:

Water Treatment Plant

Roberta Daniel received a call from the County advising they are shutting off the water to the shuttered water treatment plant. They further advised that the field next to the plant has been irrigated using water paid for by the County. They asked if we wanted to take over the irrigation of that field to ensure the landscaping in that field continues to receive water. Roberta called Sunnyslope County Water to set up the account to water the field. It will be combined with the HOA's existing account. Denise Haney has budgeted an extra \$250 per month to account for the additional irrigation needs.

The County also advised that they will be turning off the electricity to the water treatment plant in the near future and that will impact the lighting around the mailboxes. The HOA will have to take over responsibility for providing electrical to those lights when that happens

Modern Management Incorporated

The new property management company (Modern Management Incorporated) will take over accounting services on April 1, 2026. They were supposed to reach out to Denise for information but haven't as of yet. Neither Denise or Roberta have been in contact with them. Denise will call tomorrow to ensure a smooth transition and inquire about what we need to provide for both the routine accounting services and the annual review of finances.

Denise advised that Bianchi, Kasavan & Pope has completed the 2025 taxes for the HOA and they are ready for pick-up. Denise will make arrangements.

Financial Report

Denise sent the financial report to Board members prior to the meeting for review. Ten homeowners are delinquent on their 2026 dues. They will go to collections if not paid by April 1, 2026. One homeowner who is delinquent on dues owed for prior years has paid \$600 toward their balance but has not paid the entire balance. They will remain in collections.

Denise adjusted the budget to account for the increase in water needed to irrigate the field next to the water treatment plant. She moved funds from accounting services to water. She also moved money from accounting service to the unplanned expenses account. As dues were just collected, the HOA checking account has a larger balance. Denise will project the funds needed to cover routine expenses for the rest of the year and transfer any remaining funds to the Vanguard account.

Lights at the Entrance Gates

The lights that were ordered to replace the burnt-out lights at the entrance gates were received and Rod George installed them. Another light has gone out and more bulbs will need to be ordered.

Field Mowing

Roberta will reach out to Mike German to have him arrange for the fields to be mowed once the rainy season has passed.

Tree Trimming

Roberta has found a tree maintenance company to handle the maintenance of HOA trees in the common areas.

Easter Egg Hunt

The annual Easter Egg Hunt will be held on Sunday, March 29, 2026 from 10:00 AM until 12:00 PM. Christina Scofield is organizing the event again this year.

CC&R Violations

The homeowner that was sent a letter regarding tree limbs that fell in the common area along the fence line on Fairview Road has cut up the limbs but failed to remove all the debris. They will be sent another warning letter advising them to remove the remaining debris by March 29, 2026.

Future Meetings:

All meetings are held via Zoom on the third Monday of each month at 6:30 PM unless otherwise noted.

- April 20th
- May 18th

- June 15th
- July 20th
- August 17th
- September 21st
- October 19th
- November 16th
- December 8th – All HOA