



Cielo Vista HOA Meeting Minutes January 2026

The Homeowner Association Board Meeting was held in-person on Monday, January 26, 2026 at 6:30 PM at the Daniel residence.

Attendees

President – Roberta Daniel
Vice President – Not in Attendance
Treasurer – Denise Haney
Secretary – James Hunt
Sergeant at Arms – Not in Attendance
Website – Not in Attendance
Architectural Review Committee – Bryan Daniel
Members at Large – Marta Denise & Lynda Schnur

The following agenda items were discussed:

New Management Company

The Board has been dissatisfied with the services provided by the firm handling the HOA's accounting; Bianchi, Kasavan and Pope LLC. Their fees have increased and they refused to do the year-end financial review required by the HOA By-Laws. Roberta Daniel and Denise Haney met with Joseph DeHerrera of Modern Management Inc. (MMI). to discuss the possibility of MMI taking over our accounting services. Based on the meeting, the HOA signed a contract with MMI to handle all our accounting services starting with the 2026 fiscal year. Advantages of going with MMI include:

- They have a local office.
- They offer several options for homeowners to pay their annual dues.
- They have an app that homeowners can access to get information on HOA finances.
- All financial documents will be posted to the app.
- They will handle all transfer paperwork when a house is sold.
- They will administer and process all fines.
- They will conduct the annual review and file annual taxes.

Bianchi, Kasavan & Pope will still file the HOA taxes for fiscal year 2025. More information to follow in the coming weeks.

CC&R Violations

The Board received complaints regarding overnight parking in the streets and fallen branches from a resident's tree obstructing the common walkway area on Fairview Road. Warning and fine letters will be sent as appropriate.

Treasurer's Report

Denise Haney sent the monthly finance report to the Board for review prior to the meeting. One resident is in collections for failure to pay their annual dues for last year. See report for details.

Future Meetings

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

- February 23, 2026 – Moved to fourth Monday due to President's Day holiday.
- March 16, 2026
- April 20, 2026
- May 18, 2026
- June 15, 2026
- July 20, 2026
- August 17, 2026
- September 21, 2026
- October 19, 2026
- November 16, 2026
- December 8, 2026 – All HOA