



Cielo Vista HOA Meeting Minutes

January 2023

The Homeowner Association Board Meeting was held at Bryan and Roberta Daniel's residence on Monday, January 23, 2023 at 6:30 PM. This was a hybrid meeting with some of the residents attending via a Zoom cloud meeting.

Attendees

In-Person

President – Roberta Daniel

Vice President – Mike German

Secretary – James Hunt

Website Coordinator – Christina Scofield

Architectural Review Committee – Bryan Daniel

Members at Large – Sue Redmond, Marta Denice, Alissa Gil, and Kathy Hensley

Via Zoom

Treasurer – Michael Zebron

Sergeant at Arms – Barbara Zebron

Members at Large – Ron & Donna Steger and Debbie Cochran

The following agenda items were discussed:

Treasurer Report

Michael Ziebron reviewed the monthly Treasurer Report with the Board. There were no questions or concerns.

Michael advised that the annual dues were due on January 1, 2023 and will be considered late if not paid by January 30, 2023. He said twenty-three (23) homeowners have already paid their dues and he expects the rest to pay by the end of the month.

Michael advised that he had paid the second installment for the pedestrian gate project at the north end of the tract. He said the project is approximately 90% complete. The only thing remaining is to get electricity to the gate so the card reader can be installed.

Slack Account

The Slack App is what the Board uses to communicate regarding issues impacting the HOA. It was selected because it is much more efficient than email. Michael advised he upgraded the HOA's Slack account to the Pro Plan on a trial basis. This allows the HOA to archive all messages sent using the platform. Michael advised the cost per member to use the Pro Plan is \$7.25 per month (\$87 per year). There are currently eight (8) Board members on the Slack account. That puts the yearly cost at \$700 for those eight (8) members.

Based on the cost per person, the Board had an open discussion to determine how many users should be on the Slack account. Roberta made a motion to add all the Board members to the account. Mike German seconded the motion. The Board voted and it passed. Roberta asked Michael to add all Board members to the Slack account.

Development Meeting

There is a new housing development scheduled to begin construction in February 2023. It will be adjacent to the property designated to be the new Gavilan College campus at the corner of Fairview Road/Airline Highway. This development will impact Cielo Vista with the installation of a traffic signal at the intersection of Fairview Road/Cielo Vista Drive. Debbie Cochran has arranged a meeting to discuss the project with Supervisor Curro and Damon Felice (project manager) on February 21, 2023 at 6:30 PM. The meeting will be held at Debbie's residence at 346 Vista De Oro. See HOA Facebook page for additional detail.

Perimeter Fencing

The HOA replaced thirteen (13) sections of perimeter fencing last year. Many more need to be replaced using funds from reserve accounts. Michael advised that there is \$66,000 available in reserves for the project. Roberta and Bryan will walk the perimeter and prioritize the sections that need to be replaced. They will also get a quote from Adrian Bueno to do the work. Adrian is the contractor that handled the project last year. As the project approaches, impacted homeowners will be advised so they can clear shrubs and secure animals so Adrian can do the work.

Projects

Roberta asked the board if there were any other projects that needed to be prioritized for the year. After discussion, the Board agreed that we should look into putting in a sidewalk and landscaping from Tierra Del Sol to the pedestrian gate on the west side of the tract. Many residents use this gate to access the Roberts Ranch development for their walks. When it rains,

this area gets wet and muddy making it difficult to get to the gate. Roberta will get bids for the concrete work to see if the project is feasible.

Bi-Annual Garage Sale

Donna Steger is organizing the next garage & craft sale. It is scheduled for Saturday March 25, 2023 from 8:00 AM until 2:00 PM. See HOA Facebook page for additional detail.

Roads

Roberta advised that two sections of roadway are in need of repair. Roberta will get a quote from Nicholson Construction for the work.

Entry Gates

Bryan advised that the gate company is raising the cost of maintaining the gates \$140 dollars.

Water Treatment Facility

Marta Denice advised that the maintenance contract with Bracewell Engineering expired on December 31, 2022. San Benito County put out an RFP and received several bids. The winning bid will go to the Board of Supervisors in February for approval.

Website

Some Board members suggested the meeting minutes be posted to the HOA website in a timelier manner so residents can stay up to date on the latest information. Jim Hunt advised that the delay is his responsibility. He said he would do a better job getting the minutes prepared for posting to the website.

Future Meetings

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

February 20 – In person location TBD

March 20 - In person location TBD

April 17 - In person location TBD

May 15 - In person location TBD

June 19 - In person location TBD

July 17 - In person location TBD
August 21 - In person location TBD
September 18 - In person location TBD
October 16 - In person location TBD
November – All HOA, date TBD
December – No Meeting



Cielo Vista HOA Meeting Minutes

February 2023

The Homeowner Association Board Meeting was held at Bryan and Roberta Daniel's residence on Monday, February 20, 2023 at 6:30 PM. This was a hybrid meeting with some of the residents attending via a Zoom cloud meeting.

Attendees

In-Person

President – Roberta Daniel
Vice President – Mike German
Secretary – James Hunt
Website Coordinator – Christina Scofield
Architectural Review Committee – Bryan Daniel
Members at Large – Marta Denice and Alissa Gil

Via Zoom

Treasurer – Michael Zebron
Sergeant at Arms – Barbara Zebron
Members at Large – Debbie Cochran

The following agenda items were discussed:

Slack Account

Michael Zebron attempted to add all the Board members to the HOA Slack account but experienced some problems in the process. Ultimately, he was unable to add everybody and therefor, unable to renew the subscription. Roberta Daniel said she would try to do it later in the week.

Treasurer Report

Michael Ziebron reviewed the monthly Treasurer Report with the Board. There were no questions or concerns.

Michael advised that the annual dues were due on January 1, 2023 and were considered late if not paid by January 30, 2023. He said thirteen (13) homeowners were delinquent as of the end

of January. Since then, four (4) of the delinquent homeowners have paid. The remaining nine (9) will be assessed a late fee.

Projects

Roberta attempted to get a quote from Mario Silva (Quality Tree Service) for the proposed sidewalk from Tierra Del Sol to the pedestrian gate entering Robert's Ranch on the west side of Cielo Vista. Mario did not return calls or messages. Roberta will attempt to get a bid from other contractors.

Roads

Roberta contacted Kurt Nicholson about repairing the two sections of roadway discussed at the last meeting. Kurt will come out and inspect the areas to determine the scope of the work. He advised that the rainy season was not the best time to do the repairs as the ground underneath is too wet. He told Roberta that it would be best to do the repairs in the summer months.

CC&R Violations

The Board received complaints regarding two residents that still had their Christmas lights up and too other residents that are routinely parking in the street overnight. Warning letters will be sent to each homeowner.

Burglary

A resident on Calle Cuesta had their vehicle broken into overnight. Bryan Daniel located the stolen property in one of the culverts the next day and returned it to the owner. The Board reminds homeowners to keep their vehicles locked at night.

Pedestrian Gates

Residents of Roberts Ranch are routinely jumping the fence/gate at the pedestrian gate located on the west side of Cielo Vista. In the process, the gate is getting bent. Bryan has already fixed the gate once. Debbie Cochran caught a male jumping over the fence and warned him that he was trespassing. The Board discussed the issue and decided to install "No Trespassing" signs.

Easter Egg Hunt

Christina Scofield is organizing the annual Easter egg hunt to be held on Saturday, April 8, 2023. There will be snacks, games and an opportunity for kids to take a photo with the Easter Bunny. The board voted and decided that the HOA would pay for the supplies.

Bi-Annual Garage Sale

Donna Steger is organizing the next garage & craft sale. It is scheduled for Saturday March 25, 2023 from 8:00 AM until 2:00 PM. See HOA Facebook page for additional detail.

Perimeter Fencing & Weed Maintenance

Mike German sprayed the weeds along the perimeter fence and will make arrangements for the weeds to be mowed a little later in the season. Roberta will contact the owner of the property between Cielo Vista and Airline Highway and ask them to have their property mowed. This area has been subject to a fire in the past and the Board would like to prevent it from happening again.

Development Meeting

There is a new housing development scheduled to begin construction in February 2023. It will be adjacent to the property designated to be the new Gavilan College campus at the corner of Fairview Road/Airline Highway. This development will impact Cielo Vista with the installation of a traffic signal at the intersection of Fairview Road/Cielo Vista Drive. Debbie Cochran has arranged a meeting to discuss the project with Supervisor Curro and Damon Felice (project manager) on February 21, 2023 at 6:30 PM. The meeting will be held at Debbie's residence at 346 Vista De Oro. See HOA Facebook page for additional detail.

Water Treatment Facility

Marta Denice advised that Bracewell engineering was awarded the bid for maintenance of the water treatment facility.

Future Meetings

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

March 20 - In person location TBD
April 17 - In person location TBD
May 15 - In person location TBD
June 19 - In person location TBD
July 17 - In person location TBD
August 21 - In person location TBD
September 18 - In person location TBD
October 16 - In person location TBD

November – All HOA, date TBD

December – No Meeting



Cielo Vista HOA Meeting Minutes

March 2023

The Homeowner Association Board Meeting was held via Zoom on Monday, March 20, 2023 at 6:30 PM.

Attendees

President – Roberta Daniel
Vice President – Mike German
Treasurer – Michael Ziebron
Secretary – James Hunt
Website Coordinator – Christina Scofield
Architectural Review Committee – Bryan Daniel
Members at Large – Alissa Gil & Debbie Cochran

The following agenda items were discussed:

Treasurer Report

Michael Ziebron reviewed the monthly Treasurer Report with the Board. There were no questions or concerns. He advised that the HOA is on track with the proposed budget.

Michael advised that the annual dues were due on January 1, 2023 and were considered late if not paid by January 30, 2023. He said four (4) homeowners are still delinquent in paying their dues.

Michael said the HOA's taxes will be completed in the coming week by TD TAX Service. The HOA has until October 16, 2023 to file the taxes based on the extension granted to residents of San Benito County as a result of damage caused by severe weather conditions.

Slack Account

Roberta Daniel said she is still working on converting the HOA Slack account to non-profit.

Bi-Annual Garage Sale

Donna Steger is organizing the next garage & craft sale. It is scheduled for Saturday March 25, 2023 from 8:00 AM until 2:00 PM. See HOA Facebook page for additional detail.

Easter Egg Hunt

Christina Scofield, Alissa Gil and Marta Denice are organizing the Easter Egg hunt to be held April 2, 2023 from 10:00 AM until 12:00 PM. Alissa is in charge of RSVP's. So far, thirteen (13) kids are committed to participate. Marta and Alyssa will put out flyers in the coming week and Christina has purchased items to be used during the hunt.

CC&R Violations

The Board received complaints regarding residents routinely parking vehicles in the street overnight and keeping their trash cans in the front of their house. Roberta will post a message on Facebook asking for residents to adhere to the CC&R's.

Trees

Roberta contacted Mario Silva from Quality Tree Service about pruning HOA trees. She learned that he is no longer licensed or bonded so we will have to look for a new company. Mike German knows of a company and he will reach out to them.

Projects

Roberta attempted to get a quote from Mario Silva (Quality Tree Service) for the proposed sidewalk from Tierra Del Sol to the pedestrian gate entering Robert's Ranch on the west side of Cielo Vista. Roberta learned that Mario is no longer licensed or bonded so we will have to look at other contractors.

Future Meetings

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

April 17 - In person location TBD
May 15 - In person location TBD
June 19 - In person location TBD
July 17 - In person location TBD
August 21 - In person location TBD
September 18 - In person location TBD
October 16 - In person location TBD
November – All HOA, date TBD
December – No Meeting



Cielo Vista HOA Meeting Minutes

April 2023

The Homeowner Association Board Meeting was held via Zoom on Monday, April 17, 2023 at 6:30 PM.

Attendees

President – Roberta Daniel
Vice President – Mike German
Treasurer – Michael Ziebron
Secretary – James Hunt
Website Coordinator – Christina Scofield
Architectural Review Committee – Bryan Daniel
Members at Large – Barbara Ziebron & Debbie Cochran

The following agenda items were discussed:

Treasurer Report

Michael Ziebron reviewed the monthly Treasurer Report with the Board. There were no questions or concerns. He advised that the HOA is on track with the proposed budget.

Michael advised that the annual dues were due on January 1, 2023 and were considered late if not paid by January 30, 2023. He said four (4) homeowners are still delinquent in paying their dues. Letters and emails have been sent to the homeowners with no response. Their accounts will be turned over to collections.

Wastewater Treatment

Roberta Daniel advised she was contacted by the attorney for Dividend Homes to discuss both neighborhoods hooking up to City sewer. Based on this conversation, Roberta scheduled a meeting with Dividend Homes and Sunnyslope County Water to discuss both neighborhoods hooking up. Roberta is going to see if there is a possibility of hooking up for a lower rate than originally quoted. The attorney advised Roberta that he doesn't believe Cielo Vista should have to pay impact fees as these were already paid when the homes were sold new. This meeting is exploratory in nature only.

Pedestrian Gate

Rod George is still going to allow the pedestrian gates to be hooked up to electricity from his house. He doesn't have time to trench his property for electrical pipe so he asked if Lee Landscaping could do it for him. Brian Daniel authorized Lee Landscaping to perform the work.

CC&R Violations

The Board received complaints regarding a resident parking a travel trailer in the street for several days on Calle Cuesta and another resident parking a cargo trailer in the driveway of their residence on Tierra Del Sol. The Board would like to remind residents that trailers must be parked behind the fence of their residence.

Easter Egg Hunt

Christina Scofield advised that the Easter Egg Hunt was a success with approximately twenty-five (25) kids plus parents participating. The total represents roughly ten (10) homes.

Slack Account

Roberta Daniel said she signed the HOA Board up for the Slack's Pro Plan. This is the cheapest business-related plan and will run approximately \$8.75 a month for the Board members signed up to use the account.

Field Mowing

Mike German said he will have the HOA fields mowed at the end of the month.

Projects

Roberta is getting a bid from Mark Sorelli for the proposed sidewalk from Tierra Del Sol to the pedestrian gate entering Robert's Ranch on the west side of Cielo Vista.

Future Meetings

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

May 15 - Zoom

June 19 - In person location TBD

July 17 - In person location TBD

August 21 - In person location TBD

September 18 - In person location TBD

October 16 - In person location TBD

November – All HOA, date TBD

December – No Meeting



Cielo Vista HOA Meeting Minutes May 2023

The Homeowner Association Board Meeting was held via Zoom on Monday, May 15, 2023 at 6:30 PM.

Attendees

President – Roberta Daniel
Vice President – Mike German
Treasurer – Michael Ziebron
Secretary – James Hunt
Website Coordinator – Christina Scofield
Architectural Review Committee – Bryan Daniel
Members at Large – Barbara Ziebron & Alissa Gil

The following agenda items were discussed:

Treasurer Report

Michael Ziebron reviewed the monthly Treasurer Report with the Board. There were no questions or concerns. He advised the HOA is on track with the proposed budget. Michael also advised that he paid for the field mowing as well as the preparation fees for the HOA taxes.

Michael advised that the annual dues were due on January 1, 2023 and were considered late if not paid by January 30, 2023. He said four (4) homeowners are still delinquent in paying their dues. Letters and emails have been sent to the homeowners with no response. Their accounts will be turned over to collections.

Roads

Roberta Daniel advised that Mark Nicholson (Mark Nicholson Construction) will be on site to inspect two sections of roadway in need of repair; one section is at the intersection of Calle Cuesta @ Tierra Del sol, and the other section is on Tierra Del Sol between Vista De Oro and Valle Verde. Roberta said Mark can give the HOA a better price because he will already have the grinder in the area for another job.

Weeds in Field

Mike German arranged to have the weeds in the field near the mailbox mowed last week.

Wastewater Treatment

Roberta advised she met with Drew Lander from Sunnyslope County Water District to discuss the possibility of Cielo Vista residents connecting to the city sewer system. Roberta learned that connecting to the sewer system is possible and a reduced connection rate may be available. Drew could not provide the actual connection costs but said he would advise when the costs are known. Additionally, a determination would have to be made regarding who would be responsible for demolishing the waste water treatment plant.

CC&R Violations

The Board received complaints regarding a resident routinely parking vehicles in the street overnight. A warning letter will be sent.

Future Meetings

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

June 19 - In person location TBD
July 17 - In person location TBD
August 21 - In person location TBD
September 18 - In person location TBD
October 16 - In person location TBD
November – All HOA, date TBD
December – No Meeting



Cielo Vista HOA Meeting Minutes

June 2023

The Homeowner Association Board Meeting was held via Zoom on Monday, June 19, 2023 at 6:30 PM.

Attendees

President – Roberta Daniel
Vice President – Mike German
Treasurer – Michael Ziebron
Secretary – James Hunt
Website Coordinator – Christina Scofield
Architectural Review Committee – Bryan Daniel
Members at Large – Debbie Cochran

The following agenda items were discussed:

Treasurer Report

Michael Ziebron reviewed the monthly Treasurer Report with the Board. There were no questions or concerns. He advised the HOA is on track with the proposed budget.

Michael advised that the annual dues were due on January 1, 2023 and were considered late if not paid by January 30, 2023. He said four (4) homeowners were delinquent in paying their dues by the due date. One has since paid in full leaving three homeowners that haven't paid. Michael said a preliminary lean notice will be sent to all three.

Michael also advised that all the HOA insurance policies have been paid in full.

Roads

Roberta Daniel advised that Mark Nicholson from Nicholson Construction was unable to get out to inspect the sections of road most in need of repair. She said he would be out next week, the week of June 26th to inspect the roads and give a quote for the repairs.

Tree Trimming

Roberta advised that the Board received a complaint about the Eucalyptus trees in the common area. The complainant said there were branches breaking off and falling into yards. The complainant also complained about the branches hanging over the fence line. Roberta contacted Mario Silva of Quality Tree Service. He advised that he was licensed and bonded again and could do the work. The Board voted and approved of Mario doing the work.

Landscaping

Roberta advised that Bracewell Engineering drove their large truck over the lawn area near the treatment facility causing damage to the lawn and sprinklers. Brian confronted the driver who stated that they had done that in the past. Brian reminded him that they hadn't. Brian called Bracewell to report the damage. Bracewell agreed to repair the damage and asked Lee Landscaping for a quote. Lee Landscaping provided the quote but has not heard back from Bracewell. Brian will call Bracewell to inquire on the status.

HOA Newsletter

Marta Denice has offered to author a monthly newsletter to send out to all homeowners. The Board approved and asked Marta to include CC&R violations.

CC&R Violations

The Board received complaints regarding residents routinely parking vehicles in the street overnight. A warning letter will be sent to the residents in violation

Slack Account

Roberta advised that Slack is changing the way they bill. Moving forward, Slack will calculate their fees based on active usage. The Slack bill for last month was \$8.75.

Projects

Brian is meeting with a contractor to get a quote for the sidewalk proposed to run from Tierra Del Sol to the pedestrian gate at the northern end of the track. The board voted to have the sidewalk curved as opposed to straight.

Future Meetings

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

July 17 - Zoom

August 21 - In person location TBD

September 18 - In person location TBD

October 16 - In person location TBD

November – All HOA, date TBD

December – No Meeting



CIELO VISTA HOA ALL HOMEOWNERS' MEETING

October 16, 2023, 6:30 PM held on Zoom

Attendees: Bryan and Roberta Daniel, Christina Scofield, Debbie Cochran, and Barb and Mike Ziebron

The All Homeowner's Meeting will be on Monday, Nov 13 at 6:30 PM on Zoom. Christina will provide a link. Mike and Roberta will coordinate for the deck presentation.

Debbie advises that the fences for the three properties has been completed, and she will be contacting Adrian to continue replacement. Adrian will start at Roberts Ranch corner of Airline Hwy and work his way to the top.

Mike advised that the bill from Mark Nicholson Construction has been paid in full.

Roberta will be calling John's Tree Service and Gularte Tree Service for bids to trim eucalyptus trees behind the Stevensons' house and any other trees that require service in the neighborhood.

Bryan will contact Mills Concrete Construction regarding the sidewalk project since Mark Cirelli has not gotten back to us about project completion.

Bryan advised that CCIO Gate is looking for a solar solution for the card reader at the North West end of TDS. If there is a solution, we may be able to use the same solution to lock the gates at the entrance.

Roberta will buy some no parking signs for the entrance area of the neighborhood. We also plan to paint the sidewalk red to deter people from parking/standing there.

Mike advised that he does not want to continue in his position of Treasure for next year. He will be asking for a volunteer for his job and will train them.

There has been no communication from the County or Drew Landers about the waste water treatment plant.



CIELO VISTA HOA ALL HOMEOWNERS' MEETING

July, 17, 2023, 6:30 PM held on Zoom

Attendees: Debbie Cochran, Mike German, Mike and Barbara Ziebron, Bryan and Roberta Daniel, Alissa Gill, and Christina Scofield.

The following items were discussed:

Treasurer's Report

Mike Ziebron advised that there are still three members in arrears. He is investigating opening up a CD to get some interest income for the HOA and advised that Roberta and Jim will need to co-sign the docs in person at the bank.

Review of 2022 Accomplishments

Roberta reviewed what was accomplished by the Board in 2022. Some of the highlights were: Installed 2-man gates, maintained the fields, installed a chain link fence so there is no neighborhood access from Airline Hwy, and replaced eleven sections of fencing along Airline Hwy. Bryan Daniel worked with Roberts Ranch project managers to replace perimeter fencing and to fix damage to the common area. Christina Scofield hosted an Easter Egg Hunt; Donna Steger arranged two garage sales. Roberta thanked Bryan Daniel for installing electrical power from their house to the man-gate next to their house and also thanked Rod George for donating his labor to do the same from his house to the North man-gate next to his house. She asked neighbors to be vigilant to help stop crime/vandalism in the neighborhood and noted the damage to the eucalyptus trees and some of our members' interactions with the Sherriff's Department to try to identify the culprits.

Waste Water Treatment Plant

The City of Hollister has approved that non-city residents will be able to get sewer access. They will be moving forward to get Cielo Vista residents hooked up to the now Regional Water Treatment Facility. No details are available yet on cost or what will be done with our current facility.

Damage to Common Area Grass

Bracewell's Sewage Removal Contractor has replaced the grass that they damaged.

Common Area Sidewalk to Roberts Ranch

The Board has approved Mark Cirelli Construction install a meandering sidewalk from the existing sidewalk on Tierra Del Sol to the gate. The estimated cost is \$7500.

Road Repairs

Three areas in our community will have road repairs next week by Mark Nicholson Construction. The areas are marked. One area near the common area at the SW corner of Calle Cuesta and Tierra Del Sol and another area at the SW intersection of Vista De Oro and Tierra Del Sol will be dug out, base rock added and repaved. A large section on Vista De Oro will be filled in to level. Bryan will notify the only homeowner who will be impacted by the repairs to give advanced warning. The job will be done on a T&M basis.

Field Mowing

Mike will ask our field mowing vendor to give our retention pond fields a second mowing.

Traffic Accident at Entrance

A black Ford Focus came into the neighborhood at high speed at 12:40 AM on July 16 and hit one of our trees. CHP, San Benito Sheriff, and an ambulance came on scene. CHP requested our camera footage.

Slack

Roberta was billed for 10 active Slack users this month. The Board agreed that Slack is a worthwhile communication tool. Bryan will make sure that the entire Board has full access to all channels. Mike Ziebron will reimburse Roberta for the charges.

Next Board Meeting

Monday, August 21 at 6:30 PM.



Cielo Vista HOA Meeting Minutes

August 2023

The Homeowner Association Board Meeting was held at the residence of Bryan and Roberta Daniel on Monday, August 21, 2023 at 6:30 PM.

Attendees

President – Roberta Daniel

Vice President – Mike German

Treasurer – Michael Ziebron

Secretary – James Hunt

Architectural Review Committee – Bryan Daniel

Members at Large – Trish Hunt, Debbie Cochran, Marta Denise & Alissa Gil

Guests

Drew Lander – General Manager, Sunnyslope Water District

Jerry Buzzetta – Board Member, Sunnyslope Water District

The following agenda items were discussed:

Sewage Treatment

Drew Lander, General Manager for Sunnyslope Water District, came to the meeting to discuss the potential for residents of Cielo Vista to hook up to the City of Hollister Sewage Treatment Facility. Because San Benito County determined Cielo Vista's current sewage treatment facility is ageing and will need to be upgraded and/or replaced, Drew said there is potential for Cielo Vista residents to hook up to City of Hollister sewage treatment services. Drew explained that San Benito County does not have the capacity to take over sewage treatment responsibilities, while the City of Hollister does. He said there have been discussions with the City of Hollister City Manager for Cielo Vista, Fairview Corners, and Gavilan College to gain access to City of Hollister sewage treatment services. This would require the City to agree to allow all three entities to hook up. Talks are on-going and no specific monetary impacts and/or details have been discussed. Drew said more information would follow in the coming months.

Road Repairs

Nicholson Construction completed the repairs to the roads. They have yet to submit a bill to the HOA for payment.

Sidewalk

Bryan received a quote for the new sidewalk to run from Tierra Del Sol to the pedestrian gate on the north side of the neighborhood. The cost will be \$7,500.

Perimeter Fencing

Debbie advised that a portion of the perimeter fence on the Fairview Road side is in need of repair as are other portions along Airline Highway. She offered to be the point person for getting quotes.

CC&R Violations

The Board received complaints regarding residents routinely parking vehicles (trailers & trucks) in the street overnight. Warning letters will be sent.

Tree Trimming

Roberta reported that Quality Tree Service still has not trimmed the HOA trees. She will contact Mario to see if he is still available to do the work.

Tree Thieves

Roberta said she and Bryan have seen the tree thieves back taking trimming from the HOA Eucalyptus Trees. She asked that anybody that sees them call the police. The Board discussed installing "No Trespass" signs in the common areas so charges could be pressed against the thieves for being on HOA property.

HOA Web Page

Christina has upgraded and reworked the web page.

Garage Sale

The bi-annual garage sale is scheduled for the last weekend in September.

Treasurers Report

Michael Ziebron reviewed the monthly Treasurer Report with the Board. There were no questions or concerns. He advised the HOA is on track with the proposed budget.

Michael advised that two homeowners that were delinquent with their annual HOA dues have paid in full through collections

Future Meetings

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

September 18 - In person location TBD

October 16 - In person location TBD

November – All HOA, date TBD

December – No Meeting



CIELO VISTA HOA BOARD MEETING

September 2023

There was no official HOA Board Meeting held this month..



CIELO VISTA HOA MEETING

October 16, 2023, 6:30 PM held on Zoom

Attendees: Bryan and Roberta Daniel, Christina Scofield, Debbie Cochran, and Barb and Mike Ziebron

The All Homeowner's Meeting will be on Monday, Nov 13 at 6:30 PM on Zoom. Christina will provide a link. Mike and Roberta will coordinate for the deck presentation.

Debbie advises that the fences for the three properties has been completed, and she will be contacting Adrian to continue replacement. Adrian will start at Roberts Ranch corner of Airline Hwy and work his way to the top.

Mike advised that the bill from Mark Nicholson Construction has been paid in full.

Roberta will be calling John's Tree Service and Gularte Tree Service for bids to trim eucalyptus trees behind the Stevensons' house and any other trees that require service in the neighborhood.

Bryan will contact Mills Concrete Construction regarding the sidewalk project since Mark Cirelli has not gotten back to us about project completion.

Bryan advised that CCIO Gate is looking for a solar solution for the card reader at the North West end of TDS. If there is a solution, we may be able to use the same solution to lock the gates at the entrance.

Roberta will buy some no parking signs for the entrance area of the neighborhood. We also plan to paint the sidewalk red to deter people from parking/standing there.

Mike advised that he does not want to continue in his position of Treasure for next year. He will be asking for a volunteer for his job and will train them.

There has been no communication from the County or Drew Landers about the waste water treatment plant.



Cielo Vista HOA All Homeowner's Meeting December 11, 2023

The annual Cielo Vista All Homeowner Association Meeting was held via Zoom on Monday, December 11, 2023 at 6:30 PM.

Attendees – Board Members

President – Roberta Daniel
Vice President – Mike German
Treasurer – Michael Ziebron
Secretary – James Hunt
Sergeant at Arms – Barbara Ziebron
Architectural Review Committee – Bryan Daniel
Website Coordinator – Christina Scofield
Members at Large - Debbie Cochrane and Alissa Gil

Homeowners Represented

“Leela”, “Zoom User”, Kathy Hensley, “Joe K”, Larry Barr, Dale Stevenson, “IPAD”, Ben Mendez, Ron and Donna Steger and Nicole Ellis

Guest Presenters

Drew Lander – Sunnyslope County Water District
Steve Loupe - San Benito County Public Works Director

Welcome

Roberta Daniel welcomed all attendees to the meeting and introduced the Board members. She conducted a quick Zoom tutorial as well.

The following agenda items were discussed:

Status of Wastewater Treatment Plant

Steve Loupe discussed the current status of the wastewater treatment plant. He said it is at or near the end of its expected life span. It has many defects including poor ventilation, mold, failing pumps, corrosion, and excessive emissions of hydrogen sulfide and sodium. He said there are really only two options for remedying the issue:

- A) Demolish and replace the current plant with a new plant. He estimates the cost for this project to be @ \$5.7 million dollars or \$74,000 per household. This would cost each homeowner @ \$2,487 per year for 30 years.
- B) Demolish the existing plant and hook up to City of Hollister sewage services.

Drew Lander discussed the costs associated to hooking up to City Sewer services. He said it will cost each homeowner a one-time hook fee of approximately \$11,900 to connect to City Sewer services. After that, each homeowner will be responsible for paying the monthly sewage fees charged by the City of Hollister. Those fees are currently expected to be @ \$80 per month, which is in the neighborhood of what we already pay Bracewell Engineering to manage the existing water treatment plant.

Drew Lander went on to explain that he has negotiated with Dividend Homes, the developer of Fairview Corners, who agreed to pay all of our hook-up fees in exchange for access to the sewer connection that was put in when the Robert's Ranch development was built around our neighborhood. This plan is supported by Dividend Homes as it would alleviate the need for them to pipe around the new Gavilan College campus and Cielo Vista to gain access to City Sewer, he would have a straight connection. It also benefits Gavilan College as they would not have to install a septic system and/or pipe around Cielo Vista to gain access to City sewer. They would have a direct connection as well.

Another issue that was discussed was a shortfall in annual taxes collected to pay for the maintenance of the existing water treatment plant. The County currently collects \$963 dollars from each homeowner annually for maintenance of the water treatment plant. That amount has not changed since 2011. Because it was not adjusted to offset the rise in maintenance costs, there is a deficit in the budget associated for maintenance of the treatment plant. As it currently stands, each homeowner will be assessed @ \$2,868 to make up the deficit. This will be amortized over several years in each homeowners property tax bill.

Treasurer's Report

Michael Ziebron discussed the 2023 budget and year end expenditures as well as the proposed budget for 2024. See budget documents for details.

Board Accomplishments for 2023

- Mowed and trimmed open fields two times.
- Trimmed hazardous Eucalyptus trees that were infringing on members' properties as well as other trees in the neighborhood.
- Hosted the 2nd Annual Easter Egg Hunt.
- Repaired large sections of roadway on Vista De Oro and Tierra Del Sol.
- Replaced twenty-four (24) more sections of HOA fencing along Airline Highway and Fairview Road.
- Opened a Vanguard Money Market Account.
- Installed a solar powered man-gate at the north entrance to Roberts Ranch neighborhood.
- Held two neighborhood garage sales in March and September.
- Worked with Dividend Homes, Sunnyslope County Water, and the LAFCO Board to negotiate our water treatment connection to City Sewer.

HOA Communication

Roberta discussed the options utilized for the Board to communicate with homeowners. The current methods of communication are as follows:

- Cielovista.net – the HOA official website
- Cielo Vista HOA page on Facebook
- Bulletin board at the mailboxes
- Door to door flyers
- Removeable signs at entrance gates

Goals for 2024

Roberta discussed the Board's goals for 2024. They are the following:

- Install sidewalks from Tierra Del Sol to the man-gate accessing the Robert's Ranch development at the north end of Cielo Vista.
- Repair additional road damage.
- Continue replacing HOA fencing as the budget permits.
- Hold a social gathering in the common area.
- Host two neighborhood garage sales.

Yard Maintenance and Holiday Décor

Roberta discussed the Board's goals related to yard maintenance and keeping the neighborhood looking beautiful. They are as follows:

- Encourages all homeowners to maintain their yards, trees, and hardscapes.
- Reminds all homeowners to obtain ARC approval for structural changes, yard updates, replacing fences, and painting the exterior of houses.
- Reminds all homeowners that trash bins should not be visible and should be stored behind the fence line.
- Reminds all homeowners that holiday décor on the exterior of houses should be taken down no later than January 21, 2024.

Bi-Annual Garage Sales 2024

The dates for the bi-annual garage sales are Saturday, April 6, 2024 and Saturday, September 28, 2024. Both sales will begin at 8:00 AM and conclude at 2:00 PM. Donna Steger has agreed to coordinate both sales.

2023 Election of Officers

The annual election for Board officers was held. The results are as follows:

President - Donna Steger nominated Roberta Daniel for President and Jim Hunt seconded the motion. A vote was held and Roberta was re-elected President.

Vice President – This is not a voting position. Therefore, no election was held. Mike German agreed to continue in this capacity.

Treasurer – Michael Ziebron notified the Board that he is stepping down as Treasurer. Open nominations were held. Ron Steger was nominated by Donna Steger and Roberta Daniel seconded the motion. Denise Haney was nominated by Roberta Daniel and Bryan Daniel seconded a motion. Because there were two candidates, a vote of the entire HOA was required. Debbie Cochrane coordinated the vote with the voting period concluding on December 31, 2023. Based on the vote count, Denise Haney was the winner and will serve as the new Treasurer.

Secretary – Roberta Daniel nominated Jim Hunt and Mike German seconded the motion. A vote was held and Jim was re-elected Secretary.

Sergeant at Arms - This is not a voting position. Therefore, no election was held. Barbara Ziebron agreed to continue in this capacity.