



CIELO VISTA HOA MONTHLY BOARD MEETING

April, 20, 2026, 6:30 PM held on Zoom

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

The following items were discussed:

Easter Egg Hunt

The board agreed that it was a successful Easter egg hunt. Additionally, some families stopped by for the photo opportunity with the Easter Bunny but did not participate in the egg hunt. Christina will submit receipts for the juice, muffins, and pre-filled eggs. The event successfully introduced new families with children into the neighborhood.

Transition to Modern Management

Denise reported that Modern Management should have everything they need to begin providing our financial services though she doesn't know the exact date of the launch. She has requested a soft launch for Board members only before a roll out to all homeowners. Roberta, Denise, and Jim need to coordinate closing the US Bank account because Modern Management prefers another bank vendor. Denise will continue to pay our bills through the transition.

Website & Technology

Web Hosting:

Roberta and Christina question whether we should continue paying Go Daddy to maintain cielovista.net given Modern Management is planning to provide us with an app that may make a website redundant. The web hosting site renews on May 20. The cheapest package is \$611 for three years, (\$17/mo.), which is also the minimum time requirement. The Board will defer the decision on whether to continue this service at the May 18 meeting. Hopefully, we will be able to see the app and how it works before then to compare.

Email Account Setup

Jim Hunt requested his own email account and Roberta recommends we give him secretary@cielovista.net so that he can send official correspondence to homeowners via email rather than through USPS. Christina advised that we have four unused email slots available under our existing plan and will issue that address to Jim.

Garage Sale

The neighborhood garage sale will held this Saturday. Donna made all the arrangements. Roberta will post the flyer at the mailboxes. Christina will post on the website, and Bryan will ensure that the gate is open from 8:00 AM-2:00 PM.

Treasurer's Report

Denise delivered the treasurer's report. Last month there were only routine expenses. We have only one homeowner who has not paid their dues for 2026. They are in collections and are making payment. Denise requested that we amend the budget and move a \$2100 excess allocated for tax collection to gate expenses. We need to buy batteries for the entrance gate and didn't allocate enough in the budget to pay for them. The Board unanimously approved the budget shift.

Street Parking Enforcement

The Board has received three complaints regarding one neighbor who continually violates our no overnight parking CCR. A letter was sent last week with a \$100 fine. Neighbors are requesting that the Board fine them \$100 per incident if the last letter does not correct the problem.

Water Treatment Plant Roof

Marta requested that we look into cleaning the gutters because weeds are growing from them. They require professional cleaning. The County will not maintain the facility. Michael will provide contact for Daniel Daniels Gutter Cleaning service and Christina will also see if she has any contacts to do the work. San Benito Roofing also suggested but likely too expensive for gutter-only work.

Entrance Lighting

Homeowner Rod George replaced the last three entrance light bulbs. The old ones only lasted 8 months. He requested the Board buy from a different vendor next time. LED lamps should have lasted longer.

Next Board Meeting

Monday, May 18 at 6:30 PM.