



Cielo Vista HOA Meeting Minutes

November 2025

The Homeowner Association Board Meeting was held via Zoom on Monday, November 17, 2025 at 6:30 PM.

Attendees

President – Roberta Daniel
Vice President – Not in Attendance
Treasurer – Denise Haney (Late)
Secretary – James Hunt
Sergeant at Arms – Michael Ziebron
Website – Not in Attendance
Architectural Review Committee – Bryan Daniel
Members at Large –Debbie Cochran

The following agenda items were discussed:

Budget Report & Davis-Stirling Act Compliance

Denise Haney provided the monthly budget report to the Board prior to the meeting. There were no questions raised during the meeting.

There was further discussion on the topic of being compliant with the financial reporting requirements set forth in the Davis-Stirling Act (see October minutes for details of initial discussion). The HOA is required to conduct an annual review because we collect more than \$75,000 per year in dues and other fees. Michael Ziebron contacted the HOA's accounting firm (Bianchi, Kasavan & Pope) to see if they would prepare the annual financial review as required. Bianchi advised Michael that they would be unable to complete the review due to staffing shortages.

After speaking with Bianchi, Kasavan & Pope, Michael contacted another local accounting firm (Grace & Associates) to see if they could prepare the annual financial review. Grace & Associates told Michael that they could do the review and quoted a minimum rate of \$9,500 to complete the review.

The Board discussed the fee and felt that it was too high. Roberta Daniel said she would contact an acquaintance who is also an accountant and see if they are willing to do the review and what their fee would be. Additionally, Roberta did a quick internet search and determined that there are three accounting firms in California that deal with homeowner's associations. Michael said he would contact these firms to inquire about the review.

The Board discussed Bianchi, Kasavan & Pope's unwillingness to complete our review even though they have been the HOA's accountants for the last several years. The Board agreed that this is not an ideal situation and determined we should research other options for our regular accounting service needs. Michael said he would look into other firms, the services they provide, and the fees to see if there is a better option.

Tree Trimming

Several trees throughout the development need trimming. Roberta asked Scott Van Boerum if his company could give a quote for the work. Scott said his company would be unable to do the work as they are too busy with other projects but he would look into other companies that may be able to help.

CC&R Violations

The Board received complaints that a resident was parking multiple vehicles in the street overnight in violation of the CC&R's. This particular resident has already received a warning letter for a first violation and a subsequent fine letter for an additional violation. Another fine letter will be sent to the resident.

Pedestrian Gates

Debbie Cochran obtained signs that will be placed on one of the pedestrian gates at the entrance to the neighborhood. The signs will be attached to the gate that will be permanently secured to advise pedestrians to use the other gate. Debbie will get the signs to Bryan Daniel so they can be installed once the project is completed.

Website

The Board is still working on password protecting links posted to the HOA website so financial documents can be posted to the site and available only to residents with a valid password.

Email Addresses

Roberta has worked with residents to obtain active and valid email address for all Cielo Vista residents. Email is an approved form of communication for HOA business. Having the email addresses will help the Board ensure all residents are kept up to date on current affairs. Roberta currently needs one last resident to provide a valid email address.

Future Meetings

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

December 8, 2025 @ 7:00 PM – Annual All HOA Residents Meeting