



# Cielo Vista HOA All Homeowner's Meeting December 9, 2024

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The annual Cielo Vista All Homeowner Association Meeting was held via Zoom on Monday, December 9, 2024 at 6:30 PM.

## **Attendees – Board Members**

President – Roberta Daniel  
Vice President – N/P  
Treasurer – Denise Haney  
Secretary – Jim Hunt  
Sergeant at Arms – Michael Ziebron  
Architectural Review Committee – Bryan Daniel  
Website Coordinator – Christina Scofield  
Members at Large - Debbie Cochrane

## **Homeowners Represented**

Rick Hazen, Ismael Guzman, Mark Antonio, Kathy Hensley, "Don's IPAD", Dale & Darcy Stevens, Eddie Dotson, Ron & Donna Steger, Nicole Ellis, "IPAD", Marcia Guzman, Raymond Corpuz and Larry Drexler

## **Welcome**

Roberta Daniel welcomed all attendees to the meeting and introduced the Board members. The 2024 Board included:

President – Roberta Daniel  
Vice President – Mike German  
Secretary – Jim Hunt  
Treasurer – Denise Haney  
Gate Administrator – Bryan Daniel  
Web Master – Christina Scofield  
Sergeant at Arms – Michael Ziebron  
Architectural Board – Bryan Daniel & Christina Scofield  
Members at Large – Marta Denice & Debbie Cochran

Roberta did a quick Zoom tutorial and advised that the meeting was being recorded.

## **Entrance Gates**

Roberta Daniel discussed gate administration. She advised Bryan Daniel is the single point of contact with the gate company. She said homeowners should notify Bryan should there be any issues with the gates such as not being able to open the gates, the gates not closing, and/or any other issues with the gates. Bryan advised any homeowner wanting to have the gates open for a special event should contact him so he can advise the gate company. He asked that he be given

three days notice so he can make the gate company aware. He also advised that the gate company is closed on weekends so all requests should be made during the week. All notifications or requests should be emailed to Bryan at [BWDDynalectric@aol.com](mailto:BWDDynalectric@aol.com).

### **Waste Water Treatment Facility**

Roberta advised that all homes are now hooked up to city sewer services which is administrated by Sunnyslope County Water District. She said homeowners should begin seeing the sewer fees included in their monthly Sunnyslope County Water District invoices. Several homeowners said they started to see the charge on their invoice last month.

Roberta also advised that she has not heard from the County of San Benito about the demolition of the wastewater treatment plant. She said we are in limbo and uncertain what will happen with it. Bryan believes we can contract with a company ourselves and do it cheaper than what the County will charge us should the HOA be responsible. One homeowner asked about who actually owns the property. Roberta advised the County owns the property and there have been no discussions about what will happen with it once the plant is demolished.

Roberta asked those in attendance to remind their children that playing on the roof on the plant is prohibited. She has caught kids on the roof and told them to get down.

### **2024 Accomplishments**

Roberta told the homeowners what the Board accomplished in 2024 including:

- Mowed and trimmed open fields.
- Trimmed all weeds on the exterior of the perimeter fences.
- Replaced twelve more sections of perimeter fencing along Airline Highway and Fairview Road.
- Held two neighborhood garage sales in April and September.
- Worked with Dividend Homes, Sunnyslope County Water District, and the LAFCO Board to negotiate our water treatment hookup.
- Installed a sidewalk to Roberts Ranch and landscaped the area around it.
- Refreshed the front entrance with wood chips and mulch.

### **Treasurer Report**

Denise Haney reviewed the financial report for 2024 and discussed the budget for 2025. See documents. One homeowner asked what was done if a homeowner failed to pay their annual dues. Denise explained that delinquent homeowners are sent to collections and should they still not pay, a lien is placed on their house.

### **2025 Goals**

Roberta discussed the goals for 2025 which include:

- Slurry seal all of the roads in the neighborhoods. It has not been done in several years. Bryan is still trying to get an estimate of the cost.

- Street signs – replace all the street signs and entrance sign with more modern versions. Roberta is waiting on an estimate.

## **2025 Garage Sales**

The garage sales for 2025 will be held on March 29, 2025 and September 27, 2025. Dates are subject to change depending on weather conditions. Both garage sales are being organized by Donna Steger.

## **Homeowner Maintenance**

Roberta asked all homeowners to help keep the neighborhood looking beautiful and well maintained by doing the following:

- Maintain/upkeep yards, tress, and hardscapes.
- Remember to obtain ARC approval for structure changes, yard updates, fences, and the color of house paint.
- Trash cans should not be visible and should be stored behind fences.
- Overnight street parking is not permitted.
- Remove all holiday decor from houses and yards by January 19, 2025.

## **2025 Election of Board Officers**

Elections were held for the three voting member positions. The following are the results:

### **President**

Nominated: Ron Steger nominated Roberta, there were no other nominations.

Second: Michael Ziebron seconded the motion.

Result: Elected

### **Treasurer**

Nominated: Roberta nominated Denise Haney, there were no other nominations.

Second: Michael Ziebron seconded the motion.

Result: Elected

### **Secretary**

Nominated: Roberta nominated Jim Hunt, there were no other nominations.

Second: Mark Antonio seconded the motion.

Result: Elected

**Members at Large** – All of the following will serve as members at large:

- Donna Steger
- Marta Denise
- Debbie Cochran
- Bryan Daniel
- Michael Ziebron
- Barbara Ziebron

### **Meeting Schedule for 2025**

All meetings are held on the third Monday of each month via Zoom at 6:30 PM. Future meetings are on the following dates:

January 20, 2025  
February 17, 2025  
March 17, 2025  
April 21, 2025  
May 19, 2025  
June 16, 2025  
July 21, 2025  
August 18, 2025  
September 15, 2025  
October 20, 2025  
November 17, 2025  
December – All HOA – Date TBD

### **Meeting Concluded**