



# Cielo Vista All HOA Meeting Minutes December 2026

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The Cielo Vista Annual All Homeowner HOA Meeting was held via Zoom on Monday, December 8, 2025 at 7:00 PM.

## **Board Attendees**

President – Roberta Daniel – 511 Tierra Del Sol

Vice President – Not in Attendance

Treasurer – Denise Haney – 491 Tierra Del Sol

Secretary – James Hunt – 123 Calle Cuesta

Sergeant at Arms – Michael Ziebron – 132 Calle Cuesta

Website – Not in Attendance

Architectural Review Committee – Bryan Daniel – 511 Tierra Del Sol

Members at Large –Debbie Cochran (346 Vista Del Oro), Barbara Ziebron (132 Calle Cuesta) & Marta Denice (421 Tierra Del Sol)

## **Homeowner Attendees**

Lynda Schnur – 120 Tierra Del Sol

Jeremy & Ashley Young – 151 Tierra Del Sol

Rick & Cathy Hazen – 220 Tierra Del Sol

Maria Claus – 300 Tierra Del Sol

Melis Uludag – 331 Tierra Del Sol

Don Hogue – 356 Vista Del Oro

Ron & Donna Steger – 410 Tierra Del Sol

Ismael Guzman – 451 Tierra Del Sol

Mike D'Elia – 461 Tierra Del Sol

The following agenda items were discussed:

## **Agenda**

Roberta Daniel reviewed the agenda for the meeting. The agenda was shared visually via Zoom.

## **Welcome**

Roberta Danuiel welcomed all the attendees and introduced each member of the Board and their role. She also asked all attendees to put their computers on mute to avoid interference from background noise and asked that they send any questions via the Zoom chat feature.

## **Accomplishments**

Roberta reviewed the Board's accomplishments for 2025. Accomplishments include:

- Hosted a children's Easter egg hunt.
- Mowed and trimmed the weeds in open field areas.
- Trimmed all the weeds on the exterior perimeter fences.
- Replaced six sections of perimeter fencing along Fairview Road.
- Held two neighborhood garage sales in April and September.
- Did a major road crack and commercial slurry seal.
- Replaced old street signs.
- Started a man-gate lock project at the entranceway.

## **Treasurer's Report**

Denise Haney reviewed the treasury report with the attendees. The review included the following:

- HOA's current cash position.
- HOA's year to date spending.
- HOA's reserve funds & current projects status.
- HOA's accounts receivable.
- HOA year end projected totals
- HOA's early financial projection for 2026.
- Detailed review of 2025 expenses.
- Approved budget for 2026.
- Detailed review of assets.
- Review of 2026 reserve funds.

## **Goals for 2026**

Roberta reviewed the goals the Board has set for 2026. The goals include:

- Complete the man-gate project at the front entrance.
- Continue to replace decaying sections of perimeter fencing as budget permits.
- Replace the sign at the entrance if budget permits.
- Hold a children's Easter egg hunt.
- Hold one social gathering in the common area for all residents.
- Host two neighborhood garage sales.
- Find a new CPA firm/HOA management company.

## **Gate Administration**

Roberta discussed how the entrance gates are managed. The information included:

- Bryan Daniel is the HOA's gate administrator. He is the only administrator as adding an additional administrator would increase the annual fees paid to the gate company to manage and maintain the gate.
- All gate requests must be emailed to Bryan at [BWDDynalectric@aol.com](mailto:BWDDynalectric@aol.com).
- Gates can be opened for large gatherings.
- Requests should be made three days in advance of the desired date.
- Gate requests cannot be honored at the last minute; we do not have the ability to program in-house.
- Gate company works M-F 7AM-4PM.

### **Architectural Review**

Roberta discussed the architectural review requirements and process. The information provided included:

- All projects that alter the exterior of the home or landscape must be approved by the HOA ARB.
- When submitting plans, they must have signatures from two adjacent neighbors. Plans should be submitted to the ARB via email at [BWDDynalectric@aol.com](mailto:BWDDynalectric@aol.com).
- Expect approval or feedback within ten days of submission.
- Forms for submission can be found on the HOA website at [www.cielovista.net](http://www.cielovista.net).

### **Wastewater Treatment Plant**

We are still in limbo on what will happen to the existing plans in terms of tear down and removal. The County has not provided any information or direction. Please do not allow children to climb on to the plant's roof as it is dangerous. Additionally, we would like to preserve the tiles from the roof for residents to use should they have tiles that are broken or need replacement.

### **2026 Garage Sales**

Donna Steger organizes both of our annual garage sales. The 2026 garage sales are scheduled for the following weekends:

- Saturday, April 25, 2025, 8:00 AM – 2:00 PM.
- Saturday, September 26, 2026, 8:00 AM – 2:00 PM.

Schedule change is subject to weather.

### **Homeowner Maintenance**

Roberta discussed the most common issues that violate the CC&R's. They include:

- Unkept yards, trees, and hardscapes. Please maintain and upkeep your yards.
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- Not obtaining ARB approval prior to starting a project. Remember to obtain ARB approval before you make any structural changes, yard updates, replace any fencing or paint your house.
- Trash cans left in the street or visible after trash day. Please remove your trash cans from the street after they are emptied and store them behind your fence.
- Overnight street parking is prohibited. Please do not park your vehicles in the street overnight.
- Holiday décor left up too long. Please have all of your outdoor holiday décor removed from your yards by January 18, 2026.

## **Board Elections**

Each year the three voting Board positions are opened for election. Debbie Cochran ran the election cycle in accordance with the provisions set forth in the by-laws. There were no new candidates for any of the three open positions; either by mail, email, or in person at the meeting. The three people that currently hold those positions were re-elected in the following manner:

**President** – Roberta Daniel – Jim Hunt nominated Roberta and Bryan Daniel seconded the nomination. The vote was held and she was re-elected.

**Treasurer** – Denise Haney – Roberta Daniel nominated Denise and Jim Hunt seconded the nomination. The vote was held and she was re-elected.

**Secretary** – Jim Hunt – Roberta Daniel nominated Jim and Michael Ziebbbron seconded the nomination. The vote was held and he was re-elected.

Roberta explained the process for becoming an at-large member of the Board. A couple people expressed interest and were invited to attend the January Board meeting. As a reminder, anybody wishing to become an at-large member is welcome to do so.

## **Closing**

Roberta thanked everybody for attending and closed the meeting.

## **Future Meetings**

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

- January 26, 2026 – In-person at Roberta Daniel's residence
- February 16, 2026
- 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