



Cielo Vista HOA Meeting Minutes September 2025

The Homeowner Association Board Meeting was held via Zoom on Monday, September 15, 2025 at 6:30 PM.

Attendees

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

The following agenda items were discussed:

Website Issues

An issue with the website has been identified. Apparently, when MAC users attempt to download documents (minutes) from the website they are unable to open them. Christina has not been able to identify the source of the issue so she will contact GoDaddy to see if they can assist.

CC&R Violations

A member reported to the Board that a tree belonging to one of the residences on Tierra Del Sol had a branch blocking the sidewalk. It appeared that another branch broke and was pushing the branch in question down blocking the sidewalk. Jim Hunt already sent a letter to the resident asking them to have the branch trimmed. Since Jim will be out of town for the next two weeks, Bryan Daniel will follow up with the homeowner.

Field by Mailboxes

Bryan told the Board that a tree branch from one of the residences on Tierra Del Sol had fallen in the common area field behind the mailboxes. The tree branch has already been cut into

smaller pieces by the resident. Bryan will follow up to ensure the remaining pieces of branch are removed.

Security Cameras

The security cameras at the mailboxes and front gate have been nonoperational because they no longer have internet access. Bryan said he will check to see if his house is close enough to provide internet access to the camera at the mailboxes. If not, he will ask the new residents across the street from the mailboxes. Christina Scofield will talk with her husband to see if they have the bandwidth to provide internet access to the cameras at the front gates.

Budget

Denise Haney provided the monthly budget report to the Board prior to the meeting for review. The proposed budget for FY 2026 was discussed. The first thing discussed was unfinished projects we may want to include for 2026 budgeting purposes. These projects include:

Pedestrian Gates at Entrance – Denise told the Board that we budgeted \$6,000 for this project during FY 2025. We did not complete the project because the initial quote came back in excess of budgeted funds. This estimate included both man gates. The main issue impacting the quoted price was running electricity to the man gate on the side of the exit gate. The man gate on the side of the entrance gate already has access to electricity but the man gate on the side of the exit gate does not. To provide electricity to the man gate on the side of the exit gate would require digging up the road and trenching in new electrical lines. At the August meeting, Scott Vanboerum suggested that we consider electrifying one of the gates to provide card key access and secure the other one allowing no entry or egress. Bryan said he would get a new quote from the gate company to do as Scott suggested.

Bryan got the new quote and it came back at approximately \$7,500, still in excess of the \$6,000 budgeted. Denise indicated that there were funds available in the current budget to offset the difference if we wanted to complete the project this year or we could defer the project to next year but we would need to increase the funds budgeted for this project in the 2026 budget. The Board discussed the issue and decided to move forward with the project this year.

Fence Repairs – As mentioned in the minutes for August 2025, there were no funds budgeted for fence repairs during FY 2025 as those funds were diverted to the project to slurry seal the roads. Many residents expressed a desire to have the perimeter fence in their yards repaired as they are decaying. The Board discussed the issue and decided that we would fund the fence repair account to enable us to repair ten sections of fencing in 2026. Based on prior costs, the Board budgeted \$25,000 for this project in 2026.

The Board also discussed the need to start rebuilding the road reserve fund as road repairs and maintenance will be an on-going issue. Denise also suggested that we fund an account for unforeseen emergencies and expenses. Michael Ziebron (prior treasurer) explained that there are funds in the Vanguard account for both road repairs and unforeseen emergencies and could be identified in line items for both purposes.

Denise also discussed individual accounts and identified those that may need an increase in funding and those that are sufficiently funded. One fund of concern is the water fund. We currently pay for water associated to landscaping the common areas. Sunnyslope County Water has increased rates by 8% and that will impact the amount of funds required to meet this obligation.

Additionally, the County contacted Roberta regarding the amount they are paying for water associated to the HOA. The County is concerned about the recent hike in water rates and has questions about how the water they are paying for is utilized. The County paid for water costs associated to the water treatment plant but it has been decommissioned and water is no longer required. The County is still receiving a bill for water and they are unsure what that water is utilized for. They also have questions about who pays for the electricity required for streetlights. The County has asked for a meeting with the Roberta to discuss the issues. Roberta attempted to set a meeting with the County representative but has not received a response. This is an on-going issue that may impact the budget. Roberta will report back.

Based on the discussions above, and relative stability of the projected budget for FY 2026, the Board decided against an increase in annual homeowner's dues.

Garage Sale

The bi-annual garage sale is being organized by Donna Steger and is scheduled for Saturday, September 27, 2025, from 8:00 AM until 2:00 PM.

Future Meetings

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

October 20, 2025

November 17, 2025

December 8, 2025 @ 7:00 PM