



# Cielo Vista HOA Meeting Minutes January 2021

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The Homeowner Association Board Meeting was held via Zoom cloud meeting on Monday, January 18, 2021 at 6:30 PM.

## **Attendees**

Jim & Trish Hunt, Bryan & Roberta Daniel, Michael & Barbara Ziebron, Mike German, Debbie Cochran, Zach & Christina Scofield and Denise Haney.

The following agenda items were discussed:

## **Treasurer Report**

Michael reviewed the Treasurers Report with the Board. There were no questions or concerns. See report for details.

## **Treatment Plant**

The treatment plant roof sustained damage when Quality Tree Service pruned the trees around it. Mario from Quality Tree Service was able to locate replacement tiles to replace the broken ones. They completed the work in early January.

Based on a report from Bracewell Engineering, the County sent the Board a letter stating the treatment plant needed new pumps, panels and lighting. To offset the cost of doing the needed upgrades, the County asked the Board to vote to increase our CSA fees. The board has already replaced most pumps and done much of the interior upgrades. The board asked the County for a detailed accounting of the proposed work necessitating an increase to the CSA fees. The County has yet to provide the requested information. The Board discussed the issue and agreed we would say no to the proposed increase in CSA fees. Additionally, the Board decided to work with Bracewell Engineering to get quotes for the work and pay Bracewell directly.

## **Tree Maintenance**

The Board discussed the blight to the trees at the entrance to the neighborhood. Roberta advised that the blight was not treated last year but it would need to be treated this year. She

said it wasn't the right season to treat the blight and advised we wait until March. The Board agreed that March would be the best time to address the trees

### **Roberts Ranch Development**

The streets have been paved and the slabs for the model homes poured. The developers tied into the water lines in our development and will install the sewer line leading into our development. The sewer line will be installed and capped at the intersection of Tierra Del Sol and Valle Verde.

The developers of the Four Corners Development (south of Fairview) will bore under our development to tie into these lines. In the process, they will be installing four manholes on Valle Verde. When they install the manhole near the entrance to the development, the exit lane/gate will be shut down for two days. The date this work will be completed is unknown. Bryan is in constant contact with the developer and will advise when he learns of the date.

### **Christmas Decorations**

A couple of residents still have not removed their Christmas Decorations from their front yards. If it is not done soon, violation letter may be sent to these residents.

### **Router Providing Wi-Fi for the Security Cameras at the Entrance Gates**

The resident that currently hosts the router that provides wireless operation of the security cameras will be putting their house on the market. As such, we will need a new host. Christina volunteered to provide the wireless connection for the security cameras.

### **Perimeter Fencing**

The board will contact Acevedo Fencing Company to initiate the next phase of the perimeter fencing project. The hold up at the end of last year was the lack of available wood in the length required for our fence. Bryan will check with McKinnon Lumber to see if they now have it in stock.

### **CC&R Violations**

The Board has received complaints for the following CC&R violation:

- Side-by-side off road vehicle speeding and driving recklessly through the neighborhood. Teenage drivers yelling vulgarities at other residents.

A violation letter will be sent to the homeowner.

## **Meeting Schedule**

All meetings are held at 6:30 PM via Zoom cloud meeting on the following dates:

- February 22<sup>nd</sup>
- March 15<sup>th</sup>
- April 19<sup>th</sup>
- May 17<sup>th</sup>
- June 21<sup>st</sup>
- July 19<sup>th</sup>
- August 16<sup>th</sup>
- September 20<sup>th</sup>
- October 18<sup>th</sup>
- November 1<sup>st</sup> – All Homeowners on first Monday.



# Cielo Vista HOA Meeting Minutes February 2021

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The Homeowner Association Board Meeting was held via Zoom cloud meeting on Monday, February 22, 2021 at 6:30 PM.

## **Attendees**

Jim & Trish Hunt, Bryan & Roberta Daniel, Michael & Barbara Ziebron, Mike German, Debbie Cochran and Christina Scofield.

The following agenda items were discussed:

## **Treasurer Report**

Michael reviewed the Treasurers Report with the Board. There were no questions or concerns. See report for details. Additionally, Michael advised that the HOA taxes still needed to be done and he would coordinate getting them completed. Roberta, Michael and Jim have finished updating their information with Union Bank and are the authorized signatories on HOA accounts.

## **Security Cameras**

Roberta advised the Board that the new owners of the residence currently providing Wi-Fi access for the security cameras at the front gate have agreed to continue to provide Wi-Fi access and there is no longer a need to look for an alternative provider.

## **Debris from Roberts Ranch Sewer Connection**

The construction crew that brought the sewer connection from the Roberts Ranch Development into Cielo Vista left some debris (tree limbs and bush trimmings) piled in the common area. Roberta and Bryan contacted them and asked that they remove the debris. They agreed and the debris was removed. Bryan noticed a leak coming from the pipe the construction crew installed. Bryan asked them to fix the leak and they did. Bryan is working with the construction crew to get the area restored to the condition it was in prior to the work being completed.

## **Construction of Gavilan College and Four Corners Development**

Bryan and Roberta had teleconferences with the developers of the Gavilan College extension and the Four Corners Development. Both projects are a ways out as neither has started the permitting process. Bryan is keeping in regular contact with the developers of Four Corners as they will be boring under Cielo Vista to connect with the sewer installed by Roberts Ranch. Part of this project requires Four Corners to install four man hole access points to the sewer on Valle Verde. This will require them to shut down portions of Valle Verde, including the area in front of the exit date, while they are installing the man holes. Bryan is working with the developers on the time frame so the Board can provide ample notice to HOA members.

### **Water Treatment Plant**

As noted in prior meeting minutes, San Benito County has provided a notice of improvements that need to be made to the water treatment facility and asked the HOA to approve a raise in property taxes to cover the expense of the repairs. Roberta and Marta Denice have been in contact with the County to itemize the needed repairs and associated expenses. At this point, the County has been unable to provide this information. Bryan and Marta met with a County representative and did a walk-through of the facility to identify the improvements the County would like to see made. After the walk-through, the County representative said the County would be in contact regarding the work that actually needs to be done.

### **Semi-Annual Garage Sale**

The Board voted and approved the dates for the March garage sale. The sale will be held on March 27, 2021 from 8:00 AM until 2:00 PM. Donna Steger has agreed to coordinate the sale again. Roberta said she would get the garage sale signs to Donna to place at locations within the development.

### **CC&R Violations**

Last month's issue with the off-road ATV has been handled. The owner of the vehicle was sent a warning letter and the issue is resolved. This month the Board has received complaints regarding the following issues:

- Trash cans left out front/not stored behind the fence line – A reminder will be posted on Facebook to address the issue.
- Holiday decorations – Pumpkins and deer left in front of homes after the holidays – Warning letters will be sent to the homeowners.
- Trailer parked in driveway – A warning letter will be sent to the homeowner.

### **Meeting Schedule**

All meetings are held at 6:30 PM via Zoom cloud meeting on the following dates:

- March 15<sup>th</sup>

- April 19<sup>th</sup>
- May 17<sup>th</sup>
- June 21<sup>st</sup>
- July 19<sup>th</sup>
- August 16<sup>th</sup>
- September 20<sup>th</sup>
- October 18<sup>th</sup>
- November 1<sup>st</sup> – All Homeowners on first Monday.



# Cielo Vista HOA Meeting Minutes

## March 2021

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The Homeowner Association Board Meeting was held via Zoom cloud meeting on Monday, March 15, 2021 at 6:30 PM.

### **Attendees**

Jim & Trish Hunt, Bryan & Roberta Daniel, Michael & Barbara Ziebron, Mike German, Debbie Cochran and Christina Scofield.

The following agenda items were discussed:

### **Treasurer Report**

Michael reviewed the Treasurers Report with the Board. There were no questions or concerns. See report for details. Michael reported that nearly all homeowners have paid their annual association dues. However, one has not and the outstanding balance is being turned over to collections.

Michael also reported that he has completed the bi-annual "Statement of Interests" form and returned it to the state as required. He also provided the Association's financial information to TD Tax Services so the Association's taxes could be completed.

### **Tree Maintenance**

The Board discussed the blight to the trees at the entrance to the neighborhood. Roberta advised that the blight was not treated last year but would need to be treated this year. She said she would make arrangements with Quality Tree Service to have the work completed.

### **Perimeter Fencing**

Bryan attempted to contact Acevedo Fencing Company to initiate the next phase of the perimeter fencing project but received no response. Bryan brought it to the Board's attention that the price of lumber has increased significantly in recent months. The Board discussed the issue and decided it was prudent to suspend the fence repair for six months to see if the price of lumber comes down.

## **CC&R Violations**

The Board discussed current CC&R violations; one being a POD that has been in the driveway of one residence for several months and the other being decorative deer that were put up at one residence during the Christmas season but has not been taken down yet. The Board decided to take no action on either as the POD is in the driveway of the residence to store property while the owners are having a remodeling project completed and the deer left in the other owner's yard are not necessarily Christmas specific.

## **Treatment Plant**

Based on a report from Bracewell Engineering, the County sent the Board a letter stating the treatment plant needed new pumps, panels and lighting. To offset the cost of doing the needed upgrades, the County asked the Board to vote to increase our CSA fees. The Board has already replaced most pumps and done much of the interior upgrades. The Board asked the County for a detailed accounting of the proposed work necessitating an increase to the CSA fees. The County has yet to provide the requested information.

Bryan advised that the lighting in the treatment plant is in need of repair. The Board discussed the issue and decided to reach out to JM Lighting for a quote on the repairs. The board also discussed the debris left to the year of the treatment plant. Bryan said he would ask Bracewell if the debris was theirs. If it isn't, the Board will arrange to have the debris hauled to the dump.

## **Weeds in Drainage Area**

Mike German advised that he will make arrangements to have the weeds in the drainage area mowed.

## **Chain Link Fencing**

The Board discussed the condition of the chain link fencing between Cielo vista and Roberts Ranch as well as the chain link fence surrounding the treatment plant. Both are in need of repair. The Board agreed to explore the idea of fixing both.

## **Meeting Schedule**

All meetings are held at 6:30 PM via Zoom cloud meeting on the following dates:

- April 19<sup>th</sup>
- May 17<sup>th</sup>
- June 21<sup>st</sup>
- July 19<sup>th</sup>



- August 16<sup>th</sup>
- September 20<sup>th</sup>
- October 18<sup>th</sup>
- November 1<sup>st</sup> – All Homeowners on first Monday.



# Cielo Vista HOA Meeting Minutes

## April 2021

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The Homeowner Association Board Meeting was held via Zoom cloud meeting on Monday, April 12, 2021 at 6:30 PM.

### **Attendees**

Jim & Trish Hunt, Bryan & Roberta Daniel, Michael & Barbara Ziebron, Mike German, Debbie Cochran and Christina Scofield.

The following agenda items were discussed:

### **Treatment Plant**

Based on a report from Bracewell Engineering, the County sent the Board a letter stating the treatment plant needed new pumps, panels and lighting. To offset the cost of doing the needed upgrades, the County asked the Board to vote to increase our CSA fees. The Board has already replaced most pumps and done much of the interior upgrades. The Board asked the County for a detailed accounting of the proposed work necessitating an increase to the CSA fees.

The Board received a letter, dated March 31, 2021, that detailed the condition of the treatment plant and the repairs San Benito County deemed necessary for the treatment plant to remain in operation. The Board discussed the letter and decided, due to its technical nature, that seeking guidance from an attorney would be prudent. Debbie said she would research attorneys and provide a recommendation to the Board.

### **Treasurer Report**

Michael reviewed the Treasurers Report with the Board. There were no questions or concerns. See report for details.

### **Tree Maintenance**

Quality Tree Service will begin removing the blight from the trees at the entrance this week.

## **CC&R Violations**

The Board has received complaints for the following CC&R violation:

- Christmas lights left hanging at one residence.

A violation letter will be sent to the homeowner.

## **Garage Sale:**

The bi-annual garage sale was held on March 27, 2021. The next one will be scheduled for September 2021.

## **Meeting Schedule**

All meetings are held at 6:30 PM via Zoom cloud meeting on the following dates:

- May 5<sup>th</sup>
- June 21<sup>st</sup>
- July 19<sup>th</sup>
- August 16<sup>th</sup>
- September 20<sup>th</sup>
- October 18<sup>th</sup>
- November 1<sup>st</sup> – All Homeowners on first Monday.



## **CIELO VISTA HOA MAY BOARD MEETING**

**May, 17, 2021, 6:30 PM held on Zoom**

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**Attendees:** Debbie Cochran, Mike German, Mike and Barbara Ziebron, Bryan and Roberta Daniel

The following items were discussed:

### **Electronic Communications**

Everyone on the Board has signed a document consenting to conducting business electronically when business needs to be addressed outside of regularly scheduled or emergency board meetings.

### **Treasurer's Report**

Mike Ziebron reviewed the report. The only action item required is that two homeowners are delinquent in their dues. One is already in Collections. The Board voted to send the other one to Collections if they do not respond to one last attempt to contact them. Mike will contact them and advise that if we do not receive payment, we will turn it over to our agency.

### **Field Maintenance**

The field has been mowed for fire prevention. Mike Ziebron will send a payment to the vendor that performed the service.

## **Roberts Ranch**

The Board has received numerous complaints about the Roberts Ranch project not following Hollister City's Construction Noise Ordinance of 7:00 AM – 7:00 PM on weekdays and 8:00 – 6:00 PM on Saturdays. Roberta has called Samer Aboujudom, the project's PM at KB Home to complain. He asked us to send photographic evidence to his email at saboujudom@kbhome if it happens again. Will, the code enforcement officer in Hollister, has also been notified. His cell phone number is 831.235.7394. He has advised that anytime any trade is working or deliveries are being made to the site outside of official hours, it is a code violation, and he will fine them on an escalating basis. To date, the project has been fined several times. If a resident is bothered by the noise, outside of regular construction hours, they can send photographic evidence to Will at the number listed. Roberta agreed to make a Facebook post to advise our homeowners of their recourse.

Roberts Ranch has finally repaired our sidewalk and installed sod in the common area where they dug through our grass. Marta Denise has contacted Mary Ann Lee and asked her to water the area 3X daily until the grass is established.

## **Waste Water Treatment Plant**

Since the emergency meeting, we have not heard anything from the County regarding the WWTP.

The Board voted to have our attorney, Matt Ober, draft a letter addressed to County Counsel stating Cielo Vista's position regarding our options of either rebuilding our plant or hooking up to city sewer. In short, the letter will state that Bracewell has failed the County contractually, and the County failed to provide oversight to Bracewell; therefore, asking Cielo Vista residents to foot the bill for something that we had no control over is unacceptable.

### **Landscaping**

Mike German agreed to replace a mini irrigation "T" at the entrance that is broken.

Debbie wondered how the shrubs on Fairview are being watered and noted there is a dead shrub. Everyone agreed to pay attention to that landscaping area before the next meeting to determine what if anything should be done.

### **CCR Violations**

We need to send another letter to a homeowner who has dismantled their exterior fence and not properly replaced it asking them to put it back together properly.



# Cielo Vista HOA Meeting Minutes June 2021

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The Homeowner Association Board Meeting was held via Zoom cloud meeting on Monday, June 21, 2021 at 6:30 PM.

## **Attendees**

Jim Hunt, Bryan & Roberta Daniel, Michael & Barbara Ziebron, Mike German, Debbie Cochran and Christina Scofield.

The following agenda items were discussed:

## **Treasurer Report**

Michael reviewed the Treasurers Report with the Board. There were no questions or concerns. See report for details.

## **Road Repairs**

Roberta told the board that a pothole developed in front of 371 Tierra Del Sol and it was in need of immediate repair. She reached out to Nicholson Construction who said they could fill the hole and smooth the area over. The Board approved the work.

## **Robert's Ranch**

Roberta and Bryan advised that the house directly behind theirs had a roof line that was higher than the agreed upon single story height. Roberta called Mayor Velazquez, the City Engineer and County Supervisor Tiffany. All said that they could not help as there are no height restrictions in the plans and/or the development is out of their jurisdiction. Roberta will continue to inquire about what we can do to force the developer to remove the roof and install one with a lower roof line.

## **Water Treatment Plant**

There has been no new contact with the County since the special meeting held in May. The Board had the HOA's attorney send a letter to the County with the HOA's position on the two options presented by the County; replace the existing facility or hook up to City sewer. The

County has not responded. Debbie sent an email to the attorney asking about out next steps. She has not heard back from the attorney. The Board will continue to monitor the situation.

### **Landscaping on Fairview Road**

Debbie expressed concern about the landscaping on Fairview Road. She said there are bushes in need of trimming, dead bushes that need to be removed and repairs that need to be made to the drip irrigation system. She said some bushes are getting watered and some are not. She also said that areas where bushes have died and been removed are still being watered. Debbie felt the HOA's landscaper should be trimming the bushes regularly, removing dead plants, replacing dead plants and routinely repairing the drip system. The Board discussed the situation and agreed that we would reach out to the landscaper to discuss needed improvements.

### **Meeting Schedule**

All meetings are held at 6:30 PM via Zoom cloud meeting on the following dates:

- July 19<sup>th</sup>
- August 16<sup>th</sup>
- September 20<sup>th</sup>
- October 18<sup>th</sup>
- November 1<sup>st</sup> – All Homeowners on first Monday.





# Cielo Vista HOA Meeting Minutes July 2021

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The Homeowner Association Board Meeting was held via Zoom cloud meeting on Monday, July 19, 2021 at 6:30 PM.

## **Attendees**

Jim & Trish Hunt, Bryan & Roberta Daniel, Michael & Barbara Ziebron, Mike German and Debbie Cochran.

The following agenda items were discussed:

## **Treasurer Report**

Michael reviewed the Treasurers Report with the Board. There were no questions or concerns. See report for details.

## **Road Repairs**

Bryan met with Nicholson Construction to do a walk-through of the area in front of 371 Tierra Del Sol to discuss the repair of the pothole. Nicholson quoted \$5,500 for the repair. The quote includes filling the pothole and applying a sealant to the area. The Board approved the repair. Roberta will ask Nicholson to do the repair on a Thursday so there will be a week between the repair and the next garbage day.

## **Landscaping on Fairview Road**

Roberta spoke with the HOA landscaper about trimming the bushes on Fairview Road. The landscaper told Roberta that the work was already scheduled and would be completed. Debbie walked the area with the landscaper. The landscaper told Debbie that the broken sprinklers had been capped and were not leaking like they were. The landscaper told Debbie that a backflow valve installed by Bracewell Engineering and a drain off valve were not working correctly. As a result, water was not reaching some of the plants. The landscaper said she would fix both issues. The landscaper recommended that the trees on Fairview Road be trimmed. Roberta said she would contact Quality Tree Service to get a quote.

## **Water Treatment Plant**

There has been no response from the County to the letter sent by the HOA attorney. The Board will continue to monitor the situation.

## **CC & R Violations**

The Board received complaints regarding a travel trailer routinely parked in the street in front of a residence. The Board decided to send a warning letter to the involved resident.

## **Garage Sale**

The next garage sale will occur in September. Debbie will create a post for Facebook to ask for an interested resident to coordinate the sale. A final date for the sale will be decided on at the next HOA meeting.

## **Meeting Schedule**

All meetings are held at 6:30 PM via Zoom cloud meeting on the following dates:

- August 16<sup>th</sup>
- September 20<sup>th</sup>
- October 18<sup>th</sup>
- November 1<sup>st</sup> – All Homeowners on first Monday.



# Cielo Vista HOA Meeting Minutes August 2021

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The Homeowner Association Board Meeting was held via a Zoom cloud meeting on Monday, August 16, 2021 at 6:30 PM.

## **Attendees**

Jim & Trish Hunt, Bryan & Roberta Daniel, Michael Ziebron, Mike German, Debbie Cochran & Christina Scofield.

The following agenda items were discussed:

## **Treasurer Report**

Michael reviewed the Treasurers Report with the Board. There were no questions or concerns. See report for details.

## **CSA**

San Benito County has a new CSA Coordinator. His name is Reed Sanders. He introduced himself to Roberta and asked if he could attend a future HOA meeting. Roberta asked if he was ready to discuss the County's position regarding the water treatment facility and invited him to the August HOA meeting. He said he wasn't ready to discuss it at this point and declined the invitation.

The HOA has still not received a response from the County regarding the letter sent by the HOA attorney detailing the HOA's position on repairs the County says are needed to the water treatment facility.

## **Trees**

Roberta asked Mario from Quality Tree Service if he was available to trim the trees on Fairview Road. Mario said he was very busy but should be able to get to them in September.

## **Perimeter Fencing**

The developers of Robert's Ranch are working on installing the fence. They will be replacing the back fences for residents on the north side of the track soon but have not scheduled the exact dates. Residents will be notified when the dates are scheduled.

## **Garage Sale**

The next garage sale will occur on the last Saturday (25<sup>th</sup>) in September. Donna Steger has volunteered to organize the event again this year. She will handle advertising and posting the signs at the entrance and by the mailboxes.

## **Meeting Schedule**

All meetings are held at 6:30 PM via Zoom cloud meeting on the following dates:

- September 20<sup>th</sup>
- October 18<sup>th</sup>
- November 1<sup>st</sup> – All Homeowners on first Monday.



# Cielo Vista HOA Meeting Minutes September 2021

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The Homeowner Association Board Meeting was held via a Zoom cloud meeting on Monday, September 20, 2021 at 6:30 PM.

## **Attendees**

Jim & Trish Hunt, Bryan & Roberta Daniel and Michael & Barbara Ziebron.

The following agenda items were discussed:

## **Treasurer Report**

Michael reviewed the Treasurers Report with the Board. There were no questions or concerns. See report for details.

## **Garage Sale**

The garage sale will be held this weekend (9/25/2021) from 8:00 AM until 2:00 PM. The gates will be open for the duration of the sale.

## **Trees**

Roberta asked Mario from Quality Tree Service if he is available to trim the trees on Fairview Road. Mario said he is very busy assisting fire crews with clearing trees burnt by recent fires. He told Roberta he would get to our trees when he returns.

## **Water Treatment Facility**

The Board discussed the County's response to the letter sent by our attorney. The Board voted to have our attorney send another letter to the County reiterating our position and willingness to participate in mediation.

## **Website**

Roberta advised the Board that the HOA email ran out of space. She had to upgrade our business account to create more available space to retain emails.

## **Meeting Schedule**

All meetings are held at 6:30 PM via Zoom cloud meeting on the following dates:

- October 18<sup>th</sup>
- November 1<sup>st</sup> – All Homeowners on first Monday.

## **October 18, 2021 Meeting Minutes**

**Attendees:** Barbara and Michael Ziebron, Mike German, and Bryan and Roberta Daniel

**Financial Report:** Michael Ziebron reviewed the financial report. There is only one homeowner who has a balance due. Everyone else is paid in full. The only major expense last month was to Mark Nicholson construction. The road repair on Tierra Del Sol quoted at \$5500, came in under budget at \$4370.

Thus far, we have spent \$2700 in legal fees to Matt Ober regarding the Water Treatment Plant, but we have not yet been billed for the last letter that he wrote to the County on our behalf.

Michael will begin preparing the budget for next year for Board review at our next month's meeting.

**Pedestrian Gate to Roberts Ranch:** CCOI gave us an estimate for \$11,260.00 to install a pedestrian gate at the easement to Roberts Ranch. It includes a card reader that will tie into the main gate so that our residents can use their existing card keys to gain entrance. Mike will include this expense in the 2022 budget. We also need to budget for a second gate to be installed at the second pedestrian entrance when the second Phase of Roberts Ranch is completed. Eventually, we would also like to connect the sidewalks and similarly landscape our side to match what they have done. This estimate does not include lights or cameras, which we will also need to include in our budget. Neighbors have noted an increase in foot traffic through the neighborhood as well as Roberts Ranch neighbors using our common areas as their park. Neighbors have also complained that some of these visitors are not cleaning up after their dogs.

**Entrance Gate Maintenance:** The Board approved an expenditure of \$1490 for entrance gate maintenance. Bryan presented an estimate from CCOI which includes replacing five loop detector relays and four batteries, all of which are original.

**Water Treatment Plant:** Roberta was advised that the County is planning to send out a letter to all Cielo Vista residents to advise them about the condition of the

Water Treatment Plant. The County promised to get Roberta's input after the letter is drafted and before it goes out. She hasn't heard anything more from the County since they cancelled the meeting that they invited her and Matt Ober to attend last month regarding the treatment plant, and the county has not responded to Matt's most recent letter.

**All Homeowner Meeting:** The All Homeowner Meeting will be held on Monday, December 6 at 7:00 on Zoom. Roberta will prepare the deck in PowerPoint for the meeting. Mike Ziebron will provide the finance slides

**Real Estate Signs:** There are currently three homes for sale in Cielo Vista. Each of the realtors for the properties currently being sold placed signs at the entrance of the neighborhood. Neighbors have complained that the signs obstruct their views when they are trying to make left-hand turns onto Fairview Road. Roberta called Charlene King, who is selling one of the homes, and asked her to move the signs across the street. Roberta also called Bob Tiffany and asked if there is any County ordinance regarding real estate signage. There is not. Roberta will ask Christina Schofield, one of our board members who is also a realtor at Interio, to let the sign company know where to place future signs.

**Landscaping:** Roberta will contact Mary Ann Lee and ask her to reduce the water in the common areas. The ground is saturated.





# Cielo Vista HOA Meeting Minutes November 2021

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The Homeowner Association Board Meeting was held via a Zoom cloud meeting on Monday, November 15, 2021 at 6:30 PM.

## **Attendees**

Jim & Trish Hunt, Bryan & Roberta Daniel, Michael & Barbara Ziebron & Debbie Cochran.

The following agenda items were discussed:

## **Treasurer Report**

Michael reviewed the monthly Treasurers Report with the Board. There were no questions or concerns. See report for details. Michael also reviewed the proposed budget for 2022. There was discussion about the funds identified for the different reserve accounts. Based on anticipated repairs to the roads, the board determined that more of the reserve funds should be allocated to the reserve fund for road maintenance and repairs. Michael said he would re-work the proposed budget and send it to Board members for approval prior to the December All HOA Meeting.

The Board discussed increasing the annual HOA dues by 10%. The 10% increase equates to an additional \$95.00 per year for each homeowner. After careful consideration, the Board voted on the increase. Anticipated repairs to the roads and exterior fencing were major factors in this decision.

## **Water treatment Plant**

The Board voted to send a letter to each homeowner prior to the December All HOA Meeting to inform and update them on the status of the County's efforts to decertify the water treatment plant. Decertification would require each homeowner to connect to City sewer services. The board agreed to mediation with the County but a mediation meeting has not been scheduled at this point.

## **CC&R Violations**

The Board received complaints regarding a travel trailer parked in the front yard of a residence and another utility trailer parked in the driveway of the same residence. A warning letter will be sent to the homeowner.

## **All HOA Meeting Schedule**

The annual All HOA Meeting is scheduled for Monday, December 6, 2021 @ 7:00 PM. The meeting will be held via a Zoom cloud meeting. The link for the meeting will be emailed to all homeowners.



# Cielo Vista HOA All-Homeowners Meeting Minutes August 2021

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The Cielo Vista All-Homeowner Association Meeting was held via a Zoom Cloud Meeting on Monday, December 6, 2021 at 7:00 PM.

## **Attendees**

2021 Board Members in Attendance: Jim & Trish Hunt, Bryan & Roberta Daniel, Michael & Barbara Ziebron, Mike German, Debbie Cochran & Christina Schofield

## Homeowners in Attendance:

- Miller – 281 Tierra Del Sol
- Sparrer - 326 Vista De Oro
- Barr – 351 Tierra Del Sol
- Penney – 327 Vista De Oro
- Chairez – 371 Tierra Del Sol
- Mendez – 191 Tierra Del Sol
- Horsen & Hensley – 441 Tierra Del Sol
- Gil – 200 Tierra Del Sol
- D'Elia – 461 Tierra Del Sol
- 291 Tierra Del Sol
- Knott – 261 Tierra Del Sol
- Hogue – 356 Vista De Oro
- Antonio – 120 Tierra Del Sol
- Stevenson – 151 Tierra Del Sol

## **Welcome:**

HOA President Roberta Daniel opened the meeting by welcoming all the attendees and asking each board member to introduce themselves. Debbie Cochran went over the Zoom meeting protocols and held a quick tutorial on how to use the various Zoom functions. Each homeowner in attendance was asked to introduce themselves to the group.

## **Treasurer Report**

Michael Ziebron reviewed the 2021 year-end financial report with a short slide presentation. His review included a balance sheet comparison with the prior year, a breakdown of 2021 expenses, and the proposed budget for 2022. There were no questions at the end of his presentation.

### **Wastewater treatment Facility**

Roberta gave a brief explanation on the County's report regarding the status of the wastewater treatment plant. Essentially, the County's position is the wastewater treatment plant is failing and should be replaced. They have proposed two options:

- Tear down the existing facility and build a more modern one.
- Shuttle the current facility and have each homeowner hook up to the City of Hollister sewer system.

Either option would create an expense for current homeowners. Roberta explained that we still haven't received much information from the county and they are slow to communicate. She said the HOA has contracted with an attorney to help guide us through the process. She also explained that each homeowner would receive a letter from the County documenting the issues and inviting them to a meeting on the subject in January. Roberta told the attendees that this is an on-going issue and the Board would provide more information as it is received.

### **HOA Communication:**

Roberta discussed the various methods the Board uses to disseminate information to homeowners. Currently, the Board uses the following methods of communication:

- The HOA webpage – [cielovista.net](http://cielovista.net)
- The HOA Facebook page
- The board at the mailboxes
- Removeable signs at the front entrance
- Email

### **New Security Gate:**

Roberta discussed the pedestrian walkway between Roberts Ranch and Cielo vista. The walkway is at the northern end of Cielo Vista in the field area between the wastewater treatment plant and Roberta's house. It is currently unsecured allowing pedestrians unfettered access to Cielo Vista from Roberts Ranch.

Roberta and Brian told the attendees that the Board already approved the installation of a security gate at that entrance. The security gate will be locked to pedestrians from outside Cielo Vista. The current security cards each homeowner has will unlock the gate for homeowners

wishing to leave Cielo Vista for Roberts Ranch. The Board also approved the installation of lights and security cameras in this area to improve safety.

### **Accomplishments:**

Roberta reviewed what the Board was able to accomplish during the year. Accomplishments included road repairs, mowing of the weeds in the retention pond and surrounding fields, pruning of HOA trees, repairs to the landscaping irrigation on Fairview Road, retaining an attorney to represent the HOA on the wastewater treatment plant issue, etc.

### **Yard Maintenance & Holiday Decorations:**

Roberta encouraged all the attendees to maintain their yards to keep up the overall aesthetics of the neighborhood. She also reminded the attendees of the requirements for removal of holiday decorations.

### **Yard Sales:**

The yard sales for 2022 are scheduled for the following dates:

- March 26, 2022
- September 24, 2022

### **Elections:**

Elections were held for President, Treasurer and Secretary. The results are as follows:

- President – Roberta Daniel
- Treasurer – Michael Ziebron
- Secretary – Jim Hun

Debbie explained the board member at large position to the attendees. As a result, the following homeowners have volunteered to be board members at large:

- Kathy Hazen
- Veronica Chairez

### **Q & A:**

The meeting was opened up for a brief question and answer session. See recorded meeting for more.

## **Future Meetings:**

Board meetings are held on the third Monday of each month at 6:30 PM. They are currently scheduled to be held via a Zoom Cloud meeting. Below are the dates for upcoming meetings:

- January 17
- February 21
- March 21
- April 18
- May 16
- June 20
- July 18
- August 15
- September 19
- October 17
- November 21
- December 19