



## **CIELO VISTA HOA BOARD MEETING**

**January, 27, 2025, 6:30 PM held on Zoom**

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**Attendees:** Debbie Cochran, Mike Ziebron, Bryan and Roberta Daniel, Christina Scofield, and Denise Haney.

The following items were discussed and action has been taken:

### **Treasurer's Report**

Denise Haney reviewed the monthly expenses and the yearly budget and will try to remove some planned expenses to pay for some unplanned fence expenses.

### **Road Repairs**

Bryan presented a few options from Bond Pavement Solutions, and the Board voted to move ahead with a crack seal and heavy duty "Type 2 Slurry Seal". We will have to repaint all the STOP lines and arrows and will also paint red curbs to indicate a no stopping area at the entrance. In addition, blue reflectors will be installed. It will cost about \$100K. The work will be done in late Spring after the rainy season ends. Bryan also got a price for a complete repavement job. Our 264,000 sf neighborhood would cost about \$700,000 for two inches of hot asphalt and \$1,500,00 for four inches.

### **Fence Repairs**

Debbie will contact Adrien Bueno to replace two fences that fell during the latest storm, both on the Fairview side.

### **New Street Signs**

When all the homeowners' dues have been collected, the Board will move forward on having new street signs installed. The cost will be approximately \$7000.

### **Entrance Lighting**

Bryan will buy new lamps for the entrance.

### **Easter Egg Hunt**

Christina will organize this year's Easter Egg Hunt to be held on Sunday, April 6.

### **Spring Garage Sale**

Roberta had conversations with Donna Steger about moving the Spring Sale permanently to the last week of April. The Board had previously discussed her suggestion to move the sale to May, but because of graduations and end of school year issues, it didn't seem like a good idea. This year, Easter and Spring breaks are in late April, so while moving the date to late April may work in most years, this year, there is a conflict. Spring breaks are happening the last two weeks of April. The Board agreed that the Sale should take place March 29, with a weather contingency plan of Sunday, April 5. Christina will post and let Donna know. Next year Easter is April 5, so moving the sale to the end of month should be fine.

### **Statement of Information**

Roberta received a directive from our attorney, Matt Ober, advising that the court had issued a stay on the Statement of Information Act, to determine if HOA's can be exempt, but since she spoke to him, the stay has been lifted and the new filing deadline is March 19. Denise will fill out the forms and pay the fee.

### **Common Area Sidewalk to Roberts Ranch**

The Board voted against spending \$3000 to install a sidewalk on the North Side of the neighborhood to Roberts Ranch and will put that money towards fencing instead.

### **CC&R Violations**

The Board has received complaints regarding overnight street parking and also having too many cars parked in the driveway for two different residents on Tierra Del Sol. Warning and fine letters will be sent.

### **Tree Root Damage**

Denise asked if anyone knew of a company that could dig out her tree that is near the road and causing road damage. Bryan will contact Kurt Nicholson of Mark Nicholson Construction to assess the damages and recommend a fix.

### **Man Gates at Entrance**

Bryan will ask CIOO Gates to come out to see if we can get power to the man gates so that we can lock them. We had initially looked into solar powering them, but there is too much obstruction.

### **Next Board Meeting**

Monday, February 24 at 6:30 PM on Zoom.