

MINUTES
CIELO DORADO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 19, 2019

Paul Thomason called the meeting to order at 6:00 p.m. The other board members present were George Cudahy, Dave Daniels, Brian Hartman, Larry Perea and Glen Word. Brett Preston was excused. Karen Pharr was present representing Hiett, Pharr & Associates.

Guests:

William and Barbara Worth-18 Cielo Del Rey
Neal Luther-11 Cielo Del Rey

The minutes from the May 15, 2019 board meeting were reviewed and approved as written.

Treasurer report, Hartman reported as of May 31, 2019. The income was short due to T-hangar income not all in yet. Expenses are over approximately \$3,000.00 due mostly to the gate repairs not budgeted or expected. A motion was made to accept the report, seconded and passed.

Committee Reports:

Gates: Word reported that the middle loop at the south gate has deteriorated due to crumbling asphalt. A quote has been obtained for \$600.00 to put in a loop that sits to the side that will repair the problem. Worth stated the issue seems to be the cement trucks that have been coming through damaging the asphalt. Word will send out an e-mail to the board with details of the needed repair and the expense for final review.

Pilot: Worth reported he is painting the numbers on the runway.

Covenant Enforcement: Word reported that the owner of 4 Cielo Escondido was contacted about the irrigation fees. It was noted that there are lots that are not being kept up including 4 Cielo Del Este, 33 Cielo Vista and 6 Cielo Del Oeste. Word agreed to talk with the owners and explained that the association covenants do not have a lot of teeth other than to notify they are not abiding by the covenants.

Irrigation: Cudahy stated that he is still not getting prior notice before irrigation. The board discussed suggestions to help with the notification such as placing flag at the lot the day before irrigation is scheduled or some other way to give notice. Word will follow up with the irrigation committee chair Ed Guerrero to work on a solution.

Vector Control: Perea reported he has gone through the files that were kept by Ralph Navar and has been obtaining quotes for the product needed for this year. He reported that he has found another supplier at a better cost and he recommends going with the new supplier. Perea also suggested that the association offer to provide mosquito preventative product to those owners that irrigate their own yard to help control the mosquitoes. The board agreed to the change of supplier and asked Perea to contact Guerrero to schedule Marcelino as needed. The board also agreed to the supply to those that irrigate on their own and asked Perea to work out the program to do this.

Old Business:

Roads: Cudahy reported on the speed humps and brought in a sample for review. A speed hump will be placed on the road by the Daniels' home. Cudahy calculated that 32 humps will be needed for the community. Luther offered to have his asphalt contractor take up the speed bump and the speed bumps that are located outside the exit gates and recycle the asphalt.

Website: The board is reviewing the template of the new website and agreed it looks good. A suggestion was made to move the bulletin board to the front of the page.

Fire Department: A new hydrant has been installed and Daniels reported La union was re-rated from a 10 to a 5.

Entrance signs: Luther was asked to get a cost to change out the signs at the gate to look more professional. Luther agreed to take care of this at no cost.

Management: The change of management from Hiatt, Pharr & Associates as of June 30, 2019 was discussed. The board agreed they need time to review the proposed contract submitted and a motion was made to hire Karen Pharr personally to continue on with the same contract parameters that is in place now for 30-90 days to allow time to review the proposed contract and make a decision. The motion was amended to state Cushman & Wakefield/PIRES International will be hired if Karen is employed by them. The motion was seconded and passed. The bank accounts signature cards will be changed to remove Paul Hiatt and Jason Hiatt and to remove Hiatt, Pharr & Associates as the c/o. All other signatures will remain the same.

The regular meeting adjourned to executive session at 6:53 p.m. to review delinquent owner accounts and any other matters of a legal or confidential nature.

The regular meeting reconvened at 7:10 p.m. There were no motions to come from executive session.

Next board meeting will be scheduled for July 17, 2019. Thomason and Perea will be absent. With no other business to discuss, the meeting adjourned at 7:11 p.m.

Respectfully Submitted,

Glen Word, Secretary