

# DRAFT

## Silverado Property Owners Association

Minutes of Meeting

October 28, 2016

Attendance: President, Con Hewitt, Marlene Rosenberg, Paul Roberts, Deenie Woodward, Julie Kirk, Joe Russoniello, Veronica Faussner, Nancy Pollacek, Jim Tidgewell, Ed Ulshafer, Leandra Stewart, Sharon Bobrow, Bill Jovick, Jim Wilson, Mary Ellen Wilson, Mike Bellanca, Tammy Smith, John Evans, Terry Deits, Andy Kirmse, Tom Anyos, Cathy Enfield, Christiana Lewis, Patricia McKeever, Joel Bloomer, Janet Bollier, Alfred Pedroza, Barbara Mooney, Jim Mooney, Harry Matthews

1. Call to Order: President, Con Hewitt, called the meeting to order at 4:35 pm.
2. Minutes: A motion to approve the minutes of the July 29, 2016, meeting was made, seconded and the ayes were unanimous.
3. President's Report: Before proceeding with his report, President Con thanked the landscape committee for all they are doing to improve our community. The transition of landscape contractors has not been as smooth as he would have liked, but everyone is trying to work it out.

President Con also revisited the idea of a manned or unmanned gate at Hillcrest and an unmanned gate at Westgate. There was discussion as to the cost to each homeowner. It was suggested that we might try security cameras before going to the expenses of gates.

President Con then stated that he has been the President of SPOA for three years and that he is retiring. He has enjoyed serving all of the homeowners and has received a great deal of support from everyone. He thanked his fellow officers, Committee Chairs, Committee members and all of the directors and alternates for their help and service. He believes by everyone working together, we have maintained and improved the beauty of our Silverado properties and home values, which is SPOA's mission.

4. Silverado Resort Activities: John Evans was absent so there was no report.
5. County of Napa Activities: Con congratulated Supervisor Alfredo Pedroza on being elected to the Board of Supervisors of Napa County. Supervisor Pedroza stated that he loves living at Silverado, and that his son is now walking. He stated that the County of Napa has a \$500

million budget. Housing is still a priority as many working people are being priced out. They are looking into building affordable house on Old Sonoma Road. The County has also sold some property to raise money. Copia will resurface soon; there will be statues of Robert and Margarit Mondavi toasting the Napa Valley with wine; those statues will be created by Gordon Heuther. The Archer Hotel will have 170 rooms and should open next year. Walt Ranch will be coming before the Board of Supervisors in November. The heliport for Mr. Palmez will go before the planning commission and Board of Supervisors in February or March of 2017. The permits for Jessel Gallery were approved. He was asked about the water rates in the County which are about 50% higher than in the City. Many years ago, the City tried to triple the rates in the County but settled for 50%, which is the present rate structure.

A bullet hit a home on St. Michaels Circle that apparently came from the gun range on Monticello. The Sheriff is investigating this incident. Jim and Barbara Mooney live on St. Michaels Circle. There is no proof that the bullet came from the gun club, but this has happened once in the past. The Mooneys' are concerned because a house on St. Michaels Circle was in escrow, but when the bullet incident happened, the sale was canceled. Mr. Mooney is concerned that the gun range could hurt property values in that area. Deenie Woodward stated the club has been there for a very long time. She said that much of the noise comes from the police shooting range also on Monticello. President Con said this matter would be handled by the Sheriff especially concerning the safety exercised at the gun range.

#### 6. Committee Reports:

a. Architectural: Andy Kirmse reported there were two items that came before him in the last quarter. 1. 2900 Hillcrest requesting to replace windows on the golf course and permission to enclose a column area with curtains and a plastic roof; and 2. 29 Pinnacle Peak for solar panels. Both projects were approved.

b. Finance Report: Jim Tidgewell reported revenue exceeded expenses. The Directors & Officers insurance was paid in the amount of \$3,642, some extra landscape fees of \$132, web maintenance of \$150, and \$40 for supplies. Approximately \$69,000 is the cash balance of September 30, 2016.

c. Membership: Mary Belli is retiring; she was not present so no report was made. Tammy Smith will be taking over her duties after the first of the year.

d. Newsletter: Mary Sandbulte was absent so there was no report.

e. Election: Joe Russoniello announced the nomination of new officers for 2017 of SPOA: Andy Kirmse, President, Jim Wilson, Vice-president, Jim Tidgewell, Treasurer and Cathy Elfield, Secretary. A motion was made and seconded and passed unanimously to elect these new officers of SPOA effective January 1, 2017.

e. Ad Hoc Committee: Deenie Woodward attend the planning commission meeting on October 19 regarding the Jessel/William Hill project on Atlas Peak Road. A person from the Springs spoke-up at the meeting. It was noted that this person did not represent the Springs. The project passed 4 – 0. Bill Hill said he would do everything to live up to the expectation of Silverado. It was asked if SPOA was informed and made a decision on this project. President Con indicated that the by-laws state a decision can be made by the Executive Committee between board meetings. The Executive Committee agreed with the decision of the Ad Hoc Committee on this matter. SPOA was concerned about possible increased traffic and the replacement of the Atlas Peak Road island to accommodate left turn lanes. The Executive Committee consists of the president, vice-president, treasurer and secretary. He also reminded everyone to visit the by-laws and other SPOA information online on the SPOA website [www.silveradopropertyowners.org](http://www.silveradopropertyowners.org)

7. Old Business: None

8. New Business: None

9. For the Good of the Association: President Con thanked Secretary Marlene Rosenberg and Mary Belli, Chair-Membership, E-Mail and Website Committee for their many years of outstanding service. We will miss them.

10. Adjournment: Before adjourning, President Con thanked everyone for attending and participating and especially Ed Ulshafer for donating the wine for the SPOA reception for the retirees and spouses.

Respectfully submitted,

Marlene Rosenberg, Secretary SPOA

The next SPIOA Board meeting is **January 27, 2017, at 4:00 pm in the Members Clubhouse at Silverado Country Club**