

SILVERADO PROPERTY OWNERS' ASSOCIATION (SPOA)

Board of Directors Meeting

St. Andrews Room at the Silverado Resort

MINUTES OF THE MEETING

October 25, 2024

Members Present: Bill Foureman, Joe Russoniello, Jim Tidgewell, Con Hewitt, Brandt Morowski, Sharon Bobrow, Leslie Manzone, Sharon Bobrow, Roy Yared, Tammy Smith, Julia Smith, Mark Coleman, Ron Ryan, Nancy Pollacek, Jody Levy, Michael Karath, Linda Cantey, Kathy Oates, Don Winters, Carolyn Adducci.

President Bill Foureman called the meeting to order at 4:00 p.m.

A new SPOA secretary is needed because Susan Deringer moved to Grass Valley.

Michael Karath is retiring.

Nancy Pollacek is retiring from landscaping. Asked for volunteers for this position.

A quorum was identified with 16 voting members present.

The Silverado Community Services District Advisory Committee (SCSD) portion of the meeting commenced at 4:03 p.m.

Call to Order the Silverado Community Services District Advisory Meeting:

Con Hewett moved to approve the SCSD meeting minutes of July 26, 2024. The minutes were approved by a unanimous vote.

Swearing-in of Director for Mark Coleman (Unit 5A).

Two directors did not receive the SCSD packet email. Michael will make sure they get them in the future.

Michael Karath of the Napa County Public Works Department reviewed the previously distributed District Manager's report.

ADMINISTRATIVE

COUNTY MEETING – Wildfire Prevention latent power

In September 2024, Silverado Fire Safe Council Chair Linda Cantey circulated an easement draft crafted by Napa County to the 12 key Silverado property owners on whose properties the fuel break is constructed. The easement would grant permanent access to County workers or contractors to maintain the fuel break. Property owners were not amendable to signing such an easement but were open to signing short-term access agreements such as those that were used to gain access to build the fuel break.

Linda Canty discussed funding from the County for maintaining the easements. She expressed thanks to Michael Karath for his efforts in this regard. Jody Levy expressed thanks to Linda for her Firewise efforts.

SIDEWALKS

SIDEWALK PAVING PROJECT

They are waiting on proof of insurance from the pavers.

Landscapers—Sanchez Brothers—did a few cold patches. They fixed 6 – 7 areas for \$6,000, hoping they would last 2 – 3 years.

170 Westgate – There is still an issue with sidewalks.

STREETLIGHTS

PG&E finally repaired streetlight S102 on Westgate Drive (first cul-de-sac island). A tree had fallen on the streetlight this past winter, smashed the streetlight's top, and left it leaning on several dead trees. PG&E has fixed the light and cleared out the dead tree and brush.

LANDSCAPING

SCSD staff and the SCSD landscape contractor met this week with Olympic Circle residents to discuss the refurbishment of the circle. Olympic Circle was one of the islands refurbished by the prior landscape contractor. However, many of the plants did not survive. The circle needs to be refreshed with a new design and more colorful plants. It is the same situation as Islands 19 and 20 cul-de-sac islands (Gleneagle, Colonial) that are next on the refurbishment list.

Other items on the list include:

- Island 23 – Although mulched, the island needs a minor redesign and general sprucing up. Irrigation system will be updated.
- Island 21 – St. Michael's Island off St. Andrews – residents requested installation of a walking area/path. The island currently has no irrigation and is covered in stones.

SCSD STAFF RETIREMENT AND REPLACEMENT

SCSD staff Michael Karath will retire from County service on December 31, 2024. A replacement will be chosen in November 2024.

He expressed thanks to Bill Foureman, Paul Roberts, and Andy Kirmse.

To Nancy Pollacek for landscape management.

To Con Hewett as a great leader

To Sharon Bobrow for promoting colorful flowers in the monument at the Hillcrest entrance into Silverado.

Linda Canty as a great advocate for Firewise.

Future Agenda Items will be left to Michael's replacement.

The SCSD portion of the meeting was adjourned at 4:34 PM.

The SPOA Meeting was called to order at 4:35 pm.

Con Hewett moved to approve the SPOA meeting minutes of July 26, 20024. The minutes were approved by a unanimous vote.

Old Business:
Nothing was noted.

New Business:

President's Report – Bill Foureman

Resort plan for two new Grove buildings. Decided as an organization, we will not oppose it. Owners can be vocal as they want to be.

The head of the Planning Department said all County issues have been addressed, and the County is ready for a decision phase. This phase may involve a public meeting.

Don Winter prepared a report regarding the new Grove buildings, which was appreciated and will be distributed.

Jody Levy said the Grove residents are concerned about flooding due to water runoff.

Todd Shalan is overseas; however, he sent a summary, which Bill Foureman presented. The summary includes that they will never park on the golf course again.

He pointed out the funds they have been spending – cart paths, Mansion Bar, conference center rooms, Wifi infrastructure, new signage throughout property, brush clearance on property through Milliken Creek, planning new buildings in the Grove.

Per Julia Smith, they are working on improving Spa – more exercise studios, additional tennis courts, three more pickleball courts.

Napa County Update – Alfredo Pedroza, 4th District Supervisor, was absent.

Bill will be speaking with our new Supervisor, Amber Manfree, in regard to attending our meetings.

Silverado Fire Safe Council Report – Linda Cantey

Linda is backing out of the leadership role. She will focus on fundraising. Firewise is planning to have a co-event with other FireWise communities in March 2025 with a fundraising focus.

For this fire season, we are in good shape thanks to the funding raised.

Insurance difficulties homeowners are having were briefly discussed.

SPOA Committee Reports

Finance – Chair Jim Tidgewell – Chair

July 1, 2024, the starting balance was \$80,701.70.

Receipts were \$10,701.37.

Disbursements were \$6,303.73

September 30, 2024, balance (unaudited) is \$85,099.34.

Membership & Dues – Sharon Bobrow – Chair

As of September 30, \$29,730 has been collected.

Nominating and Elections – Joe Russoniello - Chair

Five organizations are up for new Directors: Northgate condos, B/C condos, the Cottages, Silverado Oaks, and Highlands. They will be sworn in during the January meeting.

Landscape – Nancy Pollacek – Chair

Nancy had nothing to add to Michael Karath's report.

She oversees the islands and said that with the new landscapers, her workload is negligible.

Bill thanked her for her service.

Architectural Review – Carolyn Adducci – Chair

Carolyn met with Jeff Ratto regarding the building of their new home.

Comments and Suggestions “for the good of the organization”

Julia Smith questioned how long a Pod can stay in a driveway.

Carolyn Adducci suggested she contact the County if the area in question does not have CCR governing documents.

Joe Russoniello indicated that Paul Roberts spoke with the County about SPOA having input on handling this. Advisory, but not binding.

The next meeting is scheduled for January 31, 2025.

Adjournment

The meeting was adjourned at 5:23 pm.

Respectfully submitted,

Sharon Bobrow

Membership and Dues Chair