

DRAFT

Silverado Property Owners Association
Minutes of Meeting
October 30, 2015

Attendance: President, Con Hewitt, Bob Andresen, Marlene Rosenberg, Tammy Smith, William Jovick, Harry Matthews, Bob Butler, Paul Roberts, Andy Kirmse, Deenie Woodward, Sophie Johnson, Julie Kirk, Joe Russoniello, Joel Lewis, Jim Wilson, MaryEllen Wilson, Mary Belli, Bob Butler, Mike Bellanca, Roseanne Alioto and Terry Gallagher

1. President, Con Hewitt, called the meeting to order at 4:30 pm.
2. A motion to approve the minutes of the July 24, 2015, meeting was made, seconded and the ayes were unanimous.
3. President's Report: Con Hewitt announced that the Executive Committee took action on two items: a. They voted to install 2 solar-powered speed warning signs on Hillcrest at a cost of \$3,100 each, and b. Voted to have a social hour following our meeting to end our year and to honor our retirees, without pay: Harry Matthews, Bob Andresen, Thomas Fine and Bud Alexander. Con also welcomed MaryEllen Wilson and Leandra Stewart as co-chairs of the Landscaping Committee. The SPOA website is very busy. A sample week had 58 unique visitors viewing 208 pages. Last week, we sent an email about being a good neighbor when walking your dog. We sent 911 emails and 669 people opened this email. We are improving transparency and communications with our website. He is concerned about the limitations we have concerning the scope of services provided our residents by the District. SPOA had to pay for the 2 speed warning signals on Hillcrest. He feels the District should have paid for these as they are public safety protection. The Board of Supervisors Ordinance T-1, 1967, limits our District to only 3 services: a. Street cleaning, b. Street lighting, and c. Landscape maintenance. The original Board of Supervisors Resolution in 1967 was very broad and could provide other services such as: supply water, fire protection, police equipment and protections. The District cannot provide us with any public safety protection
4. Silverado Resort Activities: John Evans was absent so no report was given.
5. Napa County Report: Supervisor Alfredo Pedroza was absent so no report was given.
6. Committee Reports:
 - a. Finance: As of September 30th we have \$67,000 in the bank. However, this amount will be reduced by approximately \$6,800 for the speed signs. About 80% of homeowners are paying dues.
 - b. Architectural: The website has been very instrumental in getting the word out about what homeowners should do before proceeding with the outside of their properties, such as solar panels and artificial grass. Bill Jovick reported on the artificial grass. It costs about \$2.00

to \$3.58 per square foot per 15" wide roll, which includes subsoil stones, pad and grass. It should last 10 years. Roseanne Alioto, who lives in the Grove, stated that she put in her back yard in a 10 x 5 area, and it looks beautiful. The cost was \$1,125. Andy feels that artificial grass should be included in the Architectural Guidelines. Spraying the grass with paint was another option during the drought. Andy will check with our legal counsel concerning the artificial grass.

c. Landscape: MaryEllen Wilson, our new co-chair, with Leandra Stewart will look at all 22 islands. They would like to not plant annuals as they waste water. They would like more permanent plants, and believe all the islands should have a similar look and deer proof.

d. Membership: Mary Belli stated that there are 835 members, the most ever, and a few have already paid their dues for 2016. Those dues are not due until January. She has 750 email addresses so far, and approximately 22% either have no email address or do not want to share that information with her. Emailing has made it so much easier for her to get the quarterly newsletter to the homeowners, and it saves money on postage. She also accepts PayPal.

e. Newsletter: Bob Andresen thanks everyone for all their help while he did the newsletter, and wishes Mary Sandbulte all the best as she takes on this task.

f. Election: Joe Russoniello announced that Ed Ulshafer will replace Bud Alexander representing Unit 4 for a 3 year term, and Jim Tidgewell will replace Harry Matthews as Treasurer for SPOA.

7. Old Business: There was no old business.

8. New Business: There was no new business.

9. For the Good of the Association: Bob Andresen was concerned about the PGA renewing Silverado Resort & Spa as the location for the Safeway Open for the next five years in relation to the parking situation. There should be better signage for where to park. Joe Russoniello suggested that any concerns should be addressed early with the proper authorities to make sure that all issues are addressed in a timely manner before the tournament. Matt McAvoy, who handled everything for Frys, will be back in charge for Safeway. MaryEllen and Jim Wilson advised of a break-in at the Highlands. Deenie Woodward has a letter from the County wherein Jessel Gallery wants to legitimize her by obtaining a permit to sell wine, food, art and antiques, and have a tasting room, as well as recognizing an existing studio apartment residence on the premises. Deenie will proceed to follow-up on the progress of this matter with the County.

10. There being no further business to come before the Board, the meeting was adjourned at 5:00 pm. A wine and appetizer reception was held following the meeting.

Respectfully submitted,

Marlene Rosenberg, Secretary SPOA

The next SPIOA Board meeting: **January 22, 2016, at 4:00 pm, St. Andrews Room, Members Clubhouse** (other meetings 2016: April 29, July 29 and October 28)