

DRAFT

Silverado Property Owners Association
Minutes of Meeting
January 22, 2016

Attendance: President, Con Hewitt, Bob Andresen, Marlene Rosenberg, Harry Matthews, Bob Butler, Jim Wilson, MaryEllen Wilson ,Paul Roberts, Andy Kirmse, Mike Bellanca, Deenie Woodward, Julie Kirk, Sophie Johnson, Joe Russoniello, Deenie Woodward, Mary Belli, Tammy Smith, Roseanne Alioto, Carrie Gallagher, Mary Sandbulte, Cathy Enfield, Bob Creamer, Thomas Fine, Paul Roberts, Alfredo Pedroza, John Evans, Veronica Faussner, Joe Russoniello, Nancy Pollack

1. President, Con Hewitt, called the meeting to order at 4:30 pm.
2. A motion to approve the minutes of the October 30, 2015, meeting was made, seconded and the ayes were unanimous.
3. President's Report: Con Hewitt welcomed Jim Tidgewell as the new Treasurer replacing Harry Matthews, and Ed Ulshafer as the new director for 10X, Unit 4, (Westgate) replacing Bud Alexander, and he thanked Harry and Bud for their service to SPOA. Everyone was provided with his annual reports and they will be published on the website on Monday, January 25, and the financial statements prepared by Harry Matthews will be included. He also reported that the two radar speed signs have been installed on Hillcrest, and he has received some nice compliments for those signs. Hopefully the traffic is more controlled as a result thereof.
4. Silverado Resort Activities: John Evans reported that the Members Clubhouse will be renovated beginning on March 28th, and should take about a 7 – 8 weeks to complete. The remodel is being headed by Christie Kirmse and Deborah Robertson, and they are looking for places for events to be held and where card games will be played while the clubhouse is under renovation the exterior of the building will be painted as well. A group of representatives from Silverado will be going to the Pebble Beach Pro Am and shadow those in charge to see what improvements can be made when the Safeway Open is here in October. They are already preparing for the July 3 fireworks and BBQ. The Market will open in the first quarter of 2016. The South Course cart paths will be repaired, and will begin when the weather permits. There will be permanent lighting on the green of 18 South which will enhance the views of those dining in the Royal Oak Restaurant or sitting on the Terrace, and they are going to light the putting green. Next week they will attempt to put a new roof on the mansion, and Grill will get a soft renovation, and they are working on a few other capital projects. 2016 looks like a good year for Silverado, maybe a little stronger than 2015, and 2017 is starting to shape up nicely. Silverado has a good sales team. There was a question about "walkers" being allowed to walk on the outer cart paths. The sign said no skateboards or bicycles, but people walk their dogs, but are humans without dogs allowed? John said this is one of the most controversial topics, and technically no one should walk on the golf course, because people have been hit by golf

balls, and it can be unsafe. We embrace the dog ownership, and we allow dogs on the course, usually late when no one is playing on the course. Golfers have the right of way, and people can walk at their own peril.

5. Napa County Report: Supervisor Alfredo Pedroza started out saying he loves living at Silverado. The economy is great in Napa County. We have a balanced budget of over \$500 million, and they will be able to contribute more money to roads, such as potholes, and some blind spots on Atlas Peak Road especially for cycling and running. He brought up the Heliport proposed by the Palmov family which is going through the public process and is about 6 months out. Miliken Creek is at 99% of capacity due to the rain. The Safeway Open has had a very good response from the County. There has been talk about the new jail bond which is still be assessed which would be about \$150-200 million. He will be chairman of the Board this year. The new Oakville bridge should last 100 years. A question was asked about the level of the lake of the Miliken Creek Reservoir is over flood watch. Will water be released or will it be considered. The answer is "yes". They are actively releasing water, and the City put in some release holes to get the water out faster.

6. Committee Reports:

a. Architectural: Andy had nothing to report but just before the meeting Bob Creamer brought up the condition of one of the residences on Miliken Creek and Andy will check into it.

b. Election: Joe Russoniello reported:

i. Election of Officers: President, Con Hewitt, Vice-President, Andy Kirmse, Secretary, Marlene Rosenberg, Treasurer, Jim Tidgewell. Motion to elect was made, seconded and the ayes were unanimous.

II. Election of Directors which has gone from a 2 year term to a 3 year term: Northgate Cottages, Joe Russoniello, alt., Marge Hagen; B/C Condos, Veronica Faussner, alt., Marge Hagen; The Cottages, Thomas Fine, alt., Moira Russoniello; Sharon Bobrow, alt., Bob Andresen; Fairways, Mary Sandbulte, alt., Mark Samrick; Creekside, Bob Creamer, alt., Eleanor Kimbrough; Silverado Oaks, Bob Fox, alt., Vanessa Braun; The Crest, Paul Roberts, alt., Joel Lewis; Kaanapali, Con Hewitt, alt., Leandra Stewart; Units 2A,2B,2C, Andy Kirmse, alt., Tammy Smith; Unit 4, Ed Ulshafer, alt., John (Jack) Hagerty; Units 5A,5B, Bill Jovick, alt., Cathy Enfield; The Springs, Bob Butler, alt., Mike Bellanca; Silverado Highlands, Jim Wilson, alt., Tom Anyos; The Grove, Roseanne Alioto, alt., Harry Matthews; Silver Trail, Deenie Woodward, alt., Glen Duncan. A motion was made to elect the above directors, and was seconded and the ayes are unanimous.

c. Finance: Harry gave the report for Jim Tidgewell. Financial condition is solvent; we had a \$3,600 payment for the Directors and Officers liability policy with California Casualty, and the other check is for \$7,500 for the speed lights on Hillcrest. We have about 80% membership from all the property owners at Silverado.

d. Landscape: MaryEllen Wilson reported that we receive money from the County to do the landscape, and Joaquin is our landscaper. We would like to make a planning scheme for all 21 islands so they are somewhat uniform. We should have lots of color, and drought resistant plants, nothing that has to be taken out every year or so. Our committee with come

up with a plan and present it to the County before the next meeting. And they would like to improve the entrance at Monticello and Atlas Peak Road. We will present a recommendation, island by island, by the next meeting. We feel there should be more oversight of the landscapers, which calls for 90 hours a month plus dead plant replacement. MaryEllen thanked Bill Jovick for all the work he has done towards the landscaping of Silverado. Bill is still working on the upper Westgate island, and will get approval of the neighbors.

e. Membership: Mary Belli reported she is starting to receive the dues that are paid by the homeowners associations. There are 8 out of 16 who pay in bulk. Four have paid so far, and she has deposited \$6,500. A dues notice will be put in the next Newsletter for those who owe SPOA \$20 checks. Mary said you can pay by Pay Pal. The information is on the website. The County now notifies her of all sales at Silverado so she has a record of all new owners.

f. Newsletter: Mary Sandbulte had nothing to report.

7. Old Business: There was no old business.

8. New Business: There was no new business.

9. For the Good of the Association: There was a question about the Copia project; that it was sold to the Culinary Institute. Supervisor Pedroza responded that they are going to have a tribute to William Sonoma founder, Chuck Williams. They are still deciding what to do, but will keep some of the old Copia. The county owns the water street property on the backside of the parking lot where the Farmers Market is held, and the County is currently selling that property for use by Copia or someone else. There is a lot of energy going on in that area.

10. There being no further business to come before the Board, the meeting was adjourned at 5:00 pm.

Respectfully submitted,

Marlene Rosenberg, Secretary SPOA

The next SPIOA Board meeting: **April 22, 2016, at 4:00 pm, St. Andrews Room, Members Clubhouse ***Please note that since the Members Clubhouse will be in renovation on the date of our next meeting, you will be notified if the meeting will be held elsewhere. Please mark your calendar for April 22, and we will confirm the meeting location when known.**

(Please note the other meetings 2016: July 29 and October 28)