

APPROVED

Silverado Property Owners Association (SPOA)

Minutes of the SPOA Board of Directors Meeting
April 27, 2018

Attendance: Andy Kirmse, President; Jim Wilson, Vice President; Jim Tidgewell, Treasurer; Cathy Enfield, Secretary; Con Hewitt, Executive Committee Member; Mike Bellanca; Joel Bloomer; Brad Bowles, Manager, The Grove HOA; Greg Engel, Silverado Resort & Spa BOD; Bob Fiddamen; Steve Massocca; Alfredo Pedrosa, County of Napa; Nancy Pollacek; Marlene Rosenberg (for Robert Fox/Vanessa Braun); Joe Russoniello; Moira Russoniello; Mary Sandbulte; Bill Senske, Firewise Program; Leandra Stewart; Ed Ulshafer; Mary Ellen Wilson; Deenie Woodward; Don Winter; Michael Karath, County of Napa (SCSD meeting only),

1. Meeting Called to Order: At 4:45 p.m., President Andy Kirmse asked for a motion to call the SPOA Board of Directors meeting to order:

Hewitt/Russoniello/Unanimous approval: Motion to call the April 27, 2018 SPOA Board of Directors Meeting to order.

2. Minutes of the January 26, 2018 SPOA Board of Directors Meeting: President Andy asked if everyone read the January 26, 2018 SPOA Board of Directors meeting minutes and if there were any corrections. Everyone read the minutes and there were no corrections.

Hewitt/ Wilson/Unanimous approval: To approve the January 26, 2018 SPOA Board of Directors meeting minutes as submitted.

3. President's Report: President Andy presented his report and began by noting that roughly 80% of all the Silverado Community has paid SPOA dues, which is an all-time high for SPOA! He also said all of the Silverado HOA communities have paid their bulk dues, and he commended the SPOA Directors who assisted their (non-HOA) neighborhoods in collecting and paying "bulk" dues to help out SPOA administration.

President Andy then reported that most SPOA Officer and Committee Chair job descriptions have been received (only two are outstanding), and this effort makes each person's job much easier with tasks being defined, plus it helps the transition for future volunteer leaders. President Andy mentioned his thanks to Con Hewitt for providing him with a

“SPOA President” job description last year, which greatly helped with his transition into the President role.

He also mentioned that Bill Senske will be present to discuss the newly proposed Firewise Program under “New Business”. This comes toward the end of the meeting so there can be a Q & A session, if needed.

President Andy reported that Director Con Hewitt is heading up the SPOA Website Audit Committee that will review the website for valid and meaningful content and format. He will be assisted by Cathy Enfield and SPOA’s webmaster Dewey West. This review will take place during the summer months. If anyone has any comments or suggestions about the website, please contact Con Hewitt. He said the SPOA website, along with the SPOA newsletter, are valuable tools used by many members and non-members. Most importantly, there is information on the website about post-fire clean-up and proposed Early Warning System research, plus SPOA (and SCSD) documents which are mentioned and/or posted. He also reported that SPOA is getting good feedback and is receiving questions via the “Contact Us” button/tab on the SPOA website. All of this demonstrates the increased interest in SPOA and how we are helping our Silverado community to be better at serving its residents and potential buyers.

President Andy also reported that the Napa Co. Sheriff’s Department has issued a warning to the Silverado Community about reported fraudulent contractors (no valid licenses) who are seeking work here. If anyone has information or concerns, they should contact Deputy Sheriff Matt Macomber at the Napa County Sheriff’s Department: (707) 253-0911 or (707) 253-4509.

At this point, President Andy concluded his report. He said the next agenda item is a report by John Evans, however, he is not yet present. President Andy then asked Supervisor Pedroza to make his report.

4. Presentation by Alfredo Pedroza, Napa County Supervisor: Supervisor Pedroza began by addressing new home building that is taking place in Silverado right now: 11 homes are in the process of being rebuilt, 17 are pending clean-up, with a total of 39 permits under review, and several have already been issued (a total of 54 submitted, so far, for the county). He mentioned that a lot of the progress we should be seeing is hindered by immense challenges related to fire-FEMA clean-up: i.e., damaged roads, huge rocks on slopes, ruts from septic tank removal, etc. If anyone has problems in these areas or others, please call him at 707-225-2019 for assistance or for a meeting.

Supervisor Pedroza also mentioned that he has had meetings with PG&E about shutting down the power grid in times of high winds (i.e., 55 m.p.h.+). He said the County is looking at

equipping their patrol cars with distinct sirens that will warn the public about different types of emergencies, disaster, tragedy and need for evacuation. Also, he met with President Andy and Director Con Hewitt about placing siren poles in various areas of the Silverado Community. These distinct sirens would warn the public about fire, disasters and emergencies with different sounding siren alerts. He said we need multiple tools that provide danger warnings to the public. He mentioned that City of Calistoga is planning to use these sirens for danger and emergency warnings, as well. More information is to come.

He also reported that CALFire is starting to map the backroads and surrounding areas of the Silverado community, and beyond, so other ways for the public to escape and evacuate are known in the event of such emergencies. There will be more information on this, also, in coming months.

Supervisor Pedroza also said he had received reports about the noisy pump on Hillcrest Dr. and that it needs repair. Also, he noted that some of Silverado's fire hydrants may need standardizing and updating.

He closed his report, and President Andy asked if there are any questions. Director Ulshafer asked about the number of permits waiting for approval. Is there good progress/success so far? Supervisor Pedroza responded that Napa is very different from other areas (i.e. Santa Rosa), so unfortunately the numbers are not as high as he would like. He noted Napa's topography has immense challenges: hillsides, mountain areas, canyons, and complex lots for rebuilding. He said his main concern is the *time* it is going to take to rebuild the new home. Another Director mentioned that most local contractors now are booked solid, and that contractors are being hired from other cities to come to Silverado. One Director commented that it's been reported some building contractors don't want to take Silverado jobs because they are so complex; thus, building costs per sq. ft. have skyrocketed, in some cases bids of up to \$650 - \$850/sq. ft. are being reported. Supervisor Pedroza said he had heard this, and it is concerning.

Director Ulshafer then asked about property taxes and the ramifications of rebuilding a home that may end up higher in value (due to increased construction costs) than the original home. Specifically, is there some property tax relief for that situation? Supervisor Pedroza said *"yes", as long as the new home follows the same footprint of the original home that burned down*, the ultimate assessed value could increase by up to 25% and that would not increase the property tax on the new home. He said the property tax relief could even be carried to a different home (if moving from a fire-destroyed property). Director Ulshafer thanked him for this explanation.

There were no further questions or comments, and President Andy thanked Supervisor Pedroza for answering these complex questions and attending the SPOA meeting.

5. Silverado Resort Activities – Presentation by Greg Engel, President of SR&S Board of Directors: At this time, Greg Engel, President of Silverado Country Club Board of Directors, joined the meeting, and President Andy asked him if he could provide an update on Silverado Resort activities since John Evans is absent. He was happy to share what he is aware of. He said the Mansion renovation project is on schedule and probably should be finished by September. He reported the 17 fairways are being redone on the South Course, after the successful pilot project last year on #18. There was discussion about the hearing on the tents, considered temporary structures, and it was reported they were approved for two more years. There was also some discussion about a proposed restaurant, and he said the concept is still very desirable, and it is being discussed and analyzed. Also, there is great interest in having a bar that would overlook the golf course. He felt these additions would greatly enhance the resort and membership/attendance.

There was a question about the number of active members and whether there might be an increase in dues. Greg mentioned that due to the fire, yes, some members have become “inactive” but they may return, and the resort is, for the most part, trying to be helpful and assist members who have special needs or challenges due to the fire disaster. And, it is unknown, at this time, if there might be an increase in dues. The main goal is to retain current members and obtain new members as the property is beautified.

President Andy thanked Greg Engel for his update on Silverado Resort activities, and said we will move on to Committee Reports.

6. Committee Reports:

Landscape Committee: Nancy Pollacek proceeded with her report. New Image landscaping company has removed all the burned bushes and roots on the Westgate Dr. island overlooking the North Course.

She said that since the last SPOA meeting, the Landscape Committee has identified the landscape priorities for the next three years. (*See attached document for list of landscaping priorities*). However, due to the fire, (1) the island on Westgate Dr. overlooking the North Course, (2) the island on Westgate Dr. east of Hillcrest, and (3) the dirt patch along the pathway on Westgate Dr., these islands will be delayed due to the heavy building construction activity on the streets in those areas (safety issues).

SPOA filed for and was granted by Napa County an Encroachment Permit which allows SPOA access to the islands that need refurbishment, and the Committee is taking inventory of what plants will be needed to replace dead or dying plants and the new ones to add more color. The emphasis will be on the Atlas Peak islands and the first two islands on Hillcrest Dr. Nancy distributed the attachment that lists the islands and the projects set for each island.

Also, she said the Committee identified two new landscaping companies that have contractor's licenses that are interested in maintaining the Silverado Community landscaping. Therefore, she said we will provide them with a copy of the Request for Proposal (RFP) for their review and bidding.

With no further questions, President Andy thanked Nancy for her report, and he thanked her and the Landscape Committee for their efforts over the past three months to help restore and beautify the Silverado community.

Architectural Review Committee: Chair Jim Wilson reported that so far, we have reviewed and approved a garage on Westgate Dr., and that is the only project to report. A question was asked about the Betz house, and Chair Wilson stated that this house project was reviewed and approved in January 2018. President Andy thanked Jim Wilson for his report.

Finance/Treasurer's Report: President Andy asked Treasurer Jim Tidgewell to make his financial report. As of March 31, he said SPOA has \$105,343.52. For the quarter ended 3/31/18, there are member dues collected of \$32,890 and expenses just under \$2,000. He said most of the dues were collected in the 1st quarter of 2018. He provided a quick itemization of expenses and said the Fund Balance at the end of the period is \$105,343.52. President Andy thanked Jim for his Treasurer's Report.

Membership and Dues Report: President Andy said that since February 2018, SPOA has had a new Membership and Dues Chair, Sharon Bobrow. Sharon took over from Cathy Enfield who helped in December 2017 and January 2018. With Sharon being absent today, Cathy Enfield reviewed her spreadsheet that showed dues collection details as of 4/25/18. She said that people have been extremely responsive to the dues announcements published on the web and in the newsletter, and about 80% of the community has paid their dues to date. She said that all of the HOAs have paid their bulk dues. And, for the other non-HOA areas, she thanked the Directors who helped collect their neighborhood's dues. She mentioned that for people who don't have email addresses, hard copies of the dues billings were sent via USPO. These same people receive the SPOA newsletter via USPO, as well. There were questions asked about certain parcels noted on the spreadsheet: Rockpile; Simmons Property; MCD Parcels, etc., and people wondered where those parcels were located. Vice President Russoniello reported that these are parcels located in the areas of Westgate and Hillcrest Dr., some being undeveloped lots. Cathy said those names were given to the parcel-areas by Mary Belli, the original Membership and Dues Chair. She said each month, Napa County sends her and Sharon a "Parcel Update Report" showing all property sale and purchase information. From there, we update the Silverado property ownership database. From that report, Sharon Bobrow is in the process of updating those extensive spreadsheets that were kept by Mary Belli, so that we can eventually provide these updates to SPOA Directors. Vice President Russoniello reminded the

Board that for the Directors in HOA areas, these lists are already maintained by the HOA Manager, so that is where they should get owner/address information; we don't need to duplicate that work.

Greg Engel stated he feels many people do not know what SPOA does or what the association is all about. He suggested this be clarified with an E-Blast, published on the website and also outlined in the newsletter, and he suggested it might be a good idea to send a newsletter to local real estate offices. This commentary was appreciated by all.

7. New Business:

a. New Representatives: President Andy noted the new representatives for SPOA: Buzz Beattie who replaced Jack Hagarty, and Roseann Burhenne who replaced Bob Andresen.

b. Sirens: Director Con Hewitt spoke to the benefits of having emergency sirens in the Silverado neighborhood, as he has had good experience with them while living in HI. He feels we need a back up for emergency phone calls, police cars and/or firefighters. Con agreed to chair this effort.

Hewitt/Russoniello/Unanimous approval: That SPOA research and work toward getting sirens as an emergency alert system for Silverado Community, working with the County and the Silverado Resort & Spa; that we research the various systems that might be available for emergencies and disasters, and that the results of this research be brought back to the Board of Directors for review and ultimate implementation.

c. A Gated SPOA Community: This topic is still one of interest, brought up by Con Hewitt, and the expense of a gated Community (at Atlas Peak Rd. entry, and the Hillcrest Dr. entry) will be further studied. Joe Russoniello estimated the cost might be as high as \$2,500 per parcel; Con felt this was worth the extra security. With several comments offered, everyone agreed this topic is worthy of more study.

d. Overview of the Firewise Program: President Andy thanked Bill Senske for attending this meeting and discussing the proposed Firewise Program. Bill said there is the non-profit organization known as the National Fire Protective Association that is set up to help people develop more safe home environments protecting them from wildfires. He went on to explain the program and how it works. Bill passed out a Firesafe Council Proposal for the Silverado Community. This was reviewed by the Board and questions were asked. Joe Russoniello also suggested that SPOA Board members go online and research the Firewise Program. Bill did say that insurance companies recognize the benefits of a Firewise Program and members do experience savings on their homeowners/fire insurance policies. Also, he said CALFire gives Firewise councils up to \$100,000 to implement local programs, so there is a monetary benefit

for this program to be instituted. He said there is no financial commitment by individual home owners or the SPOA organization.

Bill said that the steps to form and run a Firewise Council are:

1. Organize a group of resident volunteers to promote fire safety (“the Council”);
2. Hire a consultant to do a “Community Assessment” of ignition risks to the neighborhoods and produce a study;
3. The Council will review the study, and develop an Action Plan;
4. Gather the community to inform them of risks and Action Plan, and seek their support to implement the plan.

Hewitt/Russoniello/Unanimous approval: That SPOA Board of Directors agrees to join the Firewise Program and form a Firewise Council with Bill Senske as the Chairman.

8. Old/Other Business: President Andy asked if there is any Old or Other Business. Director Woodward asked if SPOA/SCSD is going to continue cleaning Milliken Creek. Director Hewitt responded that it is cleaned every Spring, but that is about all.

9. For the Good of the Association: President Andy asked if there was any business for this item, and none was offered.

10. Adjournment: President Andy called for a motion to adjourn.

Hewitt/Russoniello/Unanimous Approval: To adjourn this meeting of the SPOA Board of Directors.

The SPOA meeting was adjourned at 5:20 p.m.

Respectfully submitted,

Cathy Enfield

Cathy Enfield
SPOA Secretary

**SPOA LANDSCAPING PRIORITIES
FOR NEXT THREE YEARS
APRIL 2018**

ATLAS PEAK ISLANDS:

- Replace plants that have died off and add decorative bark to all islands where dirt is visible.
- Change out sprinkler heads.

HILLCREST ISLANDS (first two at Atlas Peak):

- Reintroduce annuals into small strip.
- Replace a few of the grasses with Lantana.
- Add bark and fill dirt areas with more plants.

CORNER OF ATLAS PEAK AND HILLCREST (Madrid property):

- Deactivate sprinklers on Madrid property.
- Trim cypress trees.

HILLCREST/SAINT ANDREWS ISLAND:

- Add bark

SAINT ANDREWS FIRST ISLAND:

- Add bark

MERION CIRCLE ISLAND:

- Add bark

SAINT ANDREWS/PINEHURST:

- Add solar

ISLANDS THAT ONLY NEED MAINTENANCE:

- Kaanapali
- Olympic
- Gleneagles
- St. Michael
- Burning Tree
- Silver Trail
- Hillcrest/Westgate*
- Westgate/Atlas Peak *

**SPOA LANDSCAPING PRIORITIES
FOR NEXT THREE YEARS
APRIL 2018**

ISLANDS OF CONCERN TO BE REFURBISHED IN THE FUTURE AFTER REBUILDING OF HOMES DESTROYED BY THE ATLAS PEAK FIRE:

- Westgate east of Hillcrest
- Westgate island overlooking North Course
- * Westgate/Atlas Peak brick (power washed/painted)
- Walkway along Westgate/rock in dirt.
- * Hillcrest/Westgate (remove all junipers and re-landscape)