

# DRAFT

Silverado Community Services District  
Silverado Property Owners Association  
Minutes of Meeting  
January 23, 2015

## **Silverado Community Services District Minutes**

**Attendance:** President Con Hewitt, Bob Andresen, Veronica Faussner, Joe Russoniello, Jill Berger, Bob Creamer, Bill Jovick, John Evans, Andy Kirmse, Joel Lewis, Mary Belli, Harry Matthews, Deenie Woodward, Mary Sandbulte, Alfredo Prodza, County Supervisor, Carlos Solorio, SCSD, Tom Anyos, Bob Butler.

Meeting was called to order at 4:05PM

**1. Approval of October 31, 2014 Minutes:** Con asked for approval of the October 31, 2014 meeting minutes. Joe Russoniello proposed the minutes be approved, it was seconded and the minutes were approved.

**2. Public Comment:** Bob Andresen announced that he no longer had an alternate, John Casey, for Oak Creek East.

**3. SPOA Nominations for SCSD Advisory Committee:** Con commented on the way nominations are made. It was moved, seconded and unanimously voted that the directors of the SPOA be nominated to serve as the principle members of the Advisory Committee for the coming year. We should all read the "By-Laws" regarding the SPOA Nomination process, and the selection and duties of an alternate.

Con asked for any comments. No one had any.

**4. Nomination and Election of 2015 SCSD Advisory officers:** Joe Russoniello, Chair of the nomination committee, nominated the slate of SPOA officers, which was unanimously approved. The Chairman is Con Hewitt and the Vice-Chair is Andy Kirmse.

**5. Alfredo Pedroza new County Supervisor:** Alfredo will replace Bill Dodds as the District Manager for Napa. He was born and raised in Napa and presently works for a bank. Napa has a 500 page budget totaling over \$500 million. No one had any questions for Alfredo, but he left his card and asked that we call him anytime with questions or concerns.

**6. District Managers Report:** Carlos Solorio

- a) **Lighting** on Hillcrest and Westgate has been resolved. All lighting issues in the future should be directed to him or PGE.
- b) **Maintenance:** The pruning and Tree planting will be complete this week, and fertilizing next week.

**Plant replacement** will begin in February and be complete in April, subject to plant availability.

*Carlos asked for input for the Kaanapali Islands. His e-mail address is: [carlos.solorio@countyofnapa.org](mailto:carlos.solorio@countyofnapa.org) or contact Tom Fine who is the Districts Landscape representative.*

**c) Quarterly Report:**

Tom and Carlos are finishing the design and plants for the Kaanapali Islands, which will be the focus for the remainder of the physical year. They will send the plans out to bid and scheduling.

The possible use of Bark will be moved to next Fiscal year.

**Comments:**

The island trees look dead. They are possibly getting too much water, plus the Ivy may be adversely affecting the trees.

It was suggested that the islands be done one at a time.

**d) Budget Report:**

1) Budget Status 2014-2015

Revenue: \$79,573.34

Expenses: \$62,512.90

2) Six month estimate for end of Fiscal Year:

Revenue: \$125,809

Expenditures: \$126,719

Big projects are the sidewalks and new plants on Alta Plaza

3) Budget for 2015 is very conservative, due to increases in maintenance of the Landscape contract, cost increase of insurance due to the earthquake. District has requested spending authority over a portion of the fund balance for any contingencies.

Revenue:		\$125,903
Expenses:	\$122,900	
Improvements:	\$ 65,000	
Total Expenses:		\$187,900

Con asked for Questions or comments, none were made. John Evans motioned to accept the Budget, unanimously approved.

Silverado Community Service District Meeting adjourned.

### **Silverado Property Owners Association Minutes**

**Attendance:** President Con Hewitt, Bob Andresen, Veronica Faussner, Joe Russoniello, Jill Berger, Bob Creamer, Bill Jovick, John Evans, Andy Kirmse, Joel Lewis, Mary Belli, Deenie Woodward, Mary Sandbulte, Alfredo Proeza, County Supervisor, Carlos Solorio, SCSD, Tom Anyos, Bob Butler, Harry Matthews.

1. Con Hewitt called the meeting to order
2. Minutes of the October 31, 2014 meeting were approved.

#### **3. Presidents Report:**

##### **A brief recap of 2014 accomplishments**

- a) Welcomed Bob Creamer representing Creek Side to SPOA
- b) E-mail to all SPOA members and HO is now set up, but we are still missing a few HO current e-mail addresses. Please forward all new e-mail contacts to Mary Belli.
- c) The SPOA website is up and running and very well received. Still improving, and a big thanks to all who have and are continuing to work on it.
- d) The election committee met and provided the nominees, which the terms of the directors are expiring. The nominees are:  
Bob Andresen Oak Creek East  
Bob Creamer Creekside

Bob Butler The Springs  
Jim Wilson The Highlands  
Harry Matthews The Grove  
Deenie Woodward Silver Trail  
Bub Alexander Westgate  
Paul Roberts The Crest

It was moved, seconded and unanimously voted to elect the nominees for a two year term.

e) SPOA is current with all the State and Federal required reports, and forms.

**Proposed goals for 2015:**

- a) Continue to improve the SPOA web site
- b) Update and made changes to the By-Laws. Items to be addressed, such as the President being able to conduct business between Board Meetings by way of a new Executive Committee
- c) Make available information concerning the Neighborhood Watch Program. Just in one quarter 19 suspicious persons were reported and 33 follow up complaints.  
Con is suggesting a 15 minute presentation on How to Protect our Property be offered to all Silverado HO.
- d) The \$20.00 SPOA annual dues can now be paid on line. Just go to the web site and follow the directions.

**4. Silverado Activities: John Evans**

- a) 2014 was a year of renovations. The Silverado rentals have more than 200 rooms renovated, and 50 more slated for renovation in 2015 plus the improvements made in 2014 at the Mansion. New convention rooms, updated Grill, updated Ball Room, new Comcast cable complete, just to name a few of the major expenses.
- b) They are bringing on a new VP of marketing. Once on board he will bring a lot of experience to our management group.
- c) The membership continues to grow, especially in the Junior category and members under 35.
- d) The Frys Tournament had 37,000 attendee's.
- e) The traffic was a non issue during the tournament.
- f) The Flavor Festival was a great success.
- g) The July 3<sup>rd</sup> event was the biggest, the best ever with over 6,000 attendees.

- h) 2015 is already booked for business up 23% from same time 2014
- i) Ad Lib opened and was sold out in 36 hours. There are 64 seats, kitchen is part of the main facility. This Pop Up should be open between 5/6 weeks.
- j) PGA Frys returns in October, offering a bigger selection of top rated players
- k) Our own Will Garcia (Silverado Spa) was recognized for his service at the Napa City Council.
- l) Orange County Housewives was being filmed today in front of the Mansion.
- m) Paul Roberts asked John if any of the rumors, which were many, that the resort was for sale had any validity? No said no and was pleased to answer that question. ***No one has contacted Silverado regarding interest in buying Silverado, no one from Silverado has been approached as to the possibility of a sale, and no one from Silverado has had an unsolicited offer to purchase Silverado.*** Silverado is not in any way pursuing sale.
- n) Renovation Plans to continue in 2015:
  - 1) Cart Paths high on the list: slurry seal not the best, 6 miles of new asphalt is over \$500,000.

5. **Bob Creamer** was elected to the SPOA Board representing Creekside.

**6. Committee reports:**

- a) Finance: Harry Matthews:  
Cash Asset balance of \$60,500.  
\$12000 recurring expenses and this year a \$5000 non recurring expense. Other expenses include, Web-site \$2,200, \$1,000 legal fees, and \$700 increase in insurance costs.
- b) Architectural Controls: Andy Kirmse: The report was a 6 month project. Attorney Jason Lucas was very helpful in setting the guidelines for us. If approved this will be an appendix to the By-Laws. Please review and send any comments to Andy before the April meeting.
- c) Landscape: Tom Fine as per Carlos report
- d) Membership: Mary Belli. Still missing a few e-mail addresses. Asked that SPOA representatives send her new contact information when a property sale takes place so she can keep the information current. She also expressed thanks to those who pay

SPOA dues in bulk as an HOA (four) and hopefully more will follow.

e) News letter: Bob Andresen and Mary Sandbulte  
Bob thanked Mary for her hard work and expertise on the computer. The letter was almost ready to go out, waiting for a letter from John Evans. They are also now using a local printing company, which is less expensive and makes it so much easier to complete.

7. **Old Business** None

8. **New Business** None

9. **For the good of the Association:** A thank you letter was sent on the behalf of SPOA members to Ella Gates for her many years of dedicated service.

10. **Adjournment 5:25pm**