

DRAFT

Silverado Property Owner Association
Minutes of Meeting
October 25, 2019

Attendance: President, Andy Kirmse, Acting Secretary, Marlene Rosenberg, Nancy Pollacek, Steve Massocca, Michael Karath, County of Napa, Ron Ryan, Mike Bellanca, Joel Bloomer, Sharon Bobrow, Leandra Stewart, Paul Roberts, Veronica Faussner, Deenie Woodward, Mike Quinn, Linda Blank, Teresa Fox, Mary Sandbulte, Janet Bollier, Carolyn Adducci, Edward Ulshafer, Art Boni, Jim Tidgewell, Alfredo Pedroza, Supervisor, Napa County.

1. Call to Order: President Andy Kirmse called the SPOA meeting to order at 4:30 pm.
2. Minutes: A motion to approve the minutes of the July 26, 2019 meeting was made, seconded and the ayes were unanimous.
3. President's Report: President Andy began by announcing that this would be his last meeting since he and his wife are moving to Austin, TX. after the first of the year. If anyone is interested in the office of the President, please contact Joe Russionello. Andy stated that the ByLaws of SPOA may have to be redone to correct the guidelines of the Architectural Committee. SPOA has set up guidelines for property owners to follow when they are remodeling or building their homes. The County notifies the Architectural Committee when a homeowner is planning to do work on his/her property. The committee's guidelines are only recommendations. What the homeowner does is enforceable by their individual HOA's or its Association's CC&Rs. While SPOA does not have the authority to enforce their recommendations, the guidelines are good for residential neighbor relations. An executive committee meeting to discuss this issue will be held in November to reword the authority of the Architectural Committee.

Andy gave the report for Joe Russoniello regarding the election process. Due for re-election for the 2020-2023 term are: Fairways, Mary Sandbulte; Area#4, Ed Ulshafer; Area#5, Joel Bloomer; Springs, Mike Ballanca, Ron Ryan; Grove, Steve Massocca. Ed Ulshafer indicated that he will not be rebuilding and his lot is for sale, and Area#4 will need a new representative. SPOA will also need a secretary after the first of the year. It was suggested that SPOA hire someone for that job. Our treasurer, Jim Tidgewell, is moving to Arizona, so there will be an opening for the Treasurer's job as well.

Andy mentioned the Silverado Firewise Program is under the direction of Bill Senske, and Susan Derringer. Their report will be presented later in the meeting.

5. Silverado Resort: John Evans was absent, and there was no report.

6. County of Napa Report: Supervisor Alfredo Pedroza was present. He stated that 65 rebuilding applications have been submitted and 65 permits have been issued. An additional 8 requests for applications have been received and 8 permits will be granted. Funding for the roads in Silverado have been approved. The first repaving will be in 2021 from Hillcrest to Westgate to Atlas Peak Road, eventually going all the way from Atlas Peak Road to Hardman to Monticello Road.

They are working on a siren for Silverado with Illumination Technology. A red flag warning system is also being looked at so people can prepare for power outages, etc. if there is a danger of a fire so homeowners can be prepared. PG&E is doing the right thing for the safety of everyone by shutting down the power, but they failed in the restoration of that power. They need to do a better job for everyone. Nixle sends out warnings as does PG&E. Everyone should either have Nixle for notifications or connect to their website at PGE.com/psps. By putting in an address, notice will be given 24 hours in advance whether that address will be subject of the power outage.

7. Committee Reports:

a. Membership & Dues: Sharon Bobrow reported that all HOA's dues have been paid. Notices on the website have helped in collecting the dues. Letters should be sent out at the first of the year requesting the dues and explaining the purpose of SPOA and how it works with the County all for the well-being of the Silverado community. Sharon's report is attached to these minutes.

b Finance Report: Jim Tidgewell reported that as of September 30th, our third quarter, the balance in our account is \$98,394.03. Jim's report is attached for your review.

c. Landscape Report: Nancy Pollacek did not make a report since Michael Karath from the County gave an extensive report during his portion of the meeting. Linda Blank, Mike Quinn, and Teresa Fox appeared before the board to discuss the island on Merion Circle at Silverado. It has been a long-standing problem and is in very bad shape. There is no timer and it is not watered very often and looks terrible. Michael said he was aware of this problem and is making plans to improve the looks and maintenance of that island, as well as others on the Silverado property. Michael's report is attached to these minutes.

d. Architectural Review: In addition to the discussion above about the Architectural Reviews authority for the guidelines of homes at Silverado, Paul Roberts said there were a couple of houses on Westgate for review, and the lot of Hillcrest has submitted some renderings for a new home which must be a single level dwelling.

e. Newsletter: The newsletter is printed twice a year.

8. Firewise Program Update: Bill Senske gave a plaque to Andy indicating that Silverado is now a "Nationally Recognized Firewise Site USA" participating site. He has a sign stating Silverado is a participating site and would like to post it. Supervisor Pedroza will look into where the signs can be put at Silverado so they will be in compliance with the rules of the County of Napa. Cal Fire received a \$60 million grant to be distributed by them. Homes with brush and dry grass should have those areas cleaned out leaving open space between any brush areas and homes to act as a firebreak. He stated that his firewise generator seminar held earlier this year was a success and would like to do it again. He reemphasized that garage door training is important so that people will know how to open their garage doors if they have to evacuate when the power is off at their homes.

9. Old Business: Sharon Bobrow asked who refills the dog waste bags at the two locations on Hillcrest. Deenie Woodward said they will be provided by the county so the containers can be refilled.

10. New Business: There was no new business.

11. Comments/Suggestions for the Good of the Association. Carolyn Adducci said they have started to rebuild at the Silverado Oaks.

12. Adjournment: The meeting was adjourned at 5:45 following by a wine reception for the members of SPOA. The wine was generously provided by Ed Ulshafer. Thank you Ed.

Respectfully submitted,

Marlene Rosenberg, Acting Secretary

The following are the dates for the SPOA meetings in 2020: Jan. 31, April 24, July 31 and Oct. 30, all at 4:00 pm in the Members Clubhouse.