

APPROVED, 7/28/17

Silverado Property Owners Association
Minutes of Meeting
April 28, 2017

Attendance: Andy Kirmse, President ; James Wilson, Vice President; James Tidgewell, Treasurer; Cathy Enfield, Secretary; Con Hewitt; Joel Bloomer; Bill Jovick; Thomas Fine; Bob Fox; Sharon Bobrow; Deenie Woodward; Doug Walker; Mike Bellanca; Ron Ryan; Joel Lewis; Paul Roberts; Sophie Johnson, Napa County; Chris Lewis; Napa County; Veronica Faussner; Leandra Stewart; Nancy Pollacek; Mary Ellen Wilson; Tammy Smith; Joe Russoniello; Jesus Tijero (for Alfredo Pedroza); Greg Engel, SCC Board President

1. Call to Order: President Andy Kirmse called the Silverado Property Owners Association (SPOA) meeting to order at 4:15 pm.
2. Minutes: A motion was made to approve the minutes of the January 27, 2017 SPOA meeting, it was seconded and the ayes were unanimous.
3. President's Report: President Andy began his report by saying there is a new SPOA Director for The Grove, Steve Massocca, and Steve is looking for someone to serve in the Alternate Director position. President Andy said Steve replaced Roseanne Alioto, and he thanked Roseanne for her service as a SPOA Director. He asked that we inform Julie Kirk, Napa County, of this new SPOA/SCSD Director.

SPOA Website: President Andy reported on the SPOA website saying it's an excellent resource of Silverado Community information for residents, prospective buyers and the business community. He gave examples of the information you can find: SPOA's governing documents; SPOA and SCSD Board and Advisory Committee meeting minutes; committee reports such as Landscape and Architectural Control; SPOA Directors and Alternates roster; dues information and a helpful map of the community. He asked Directors and Alternates to please promote this website so that more people and businesses know about the many benefits of the Silverado Community.

SPOA Dues: President Andy said that for the three months ending March 31, 2017, SPOA collected \$16,240 in dues. Dividing that by the \$20 fee, it means 812 residents have paid their dues, which is about 70% of the total number of residents within the Silverado Community. He

said that is in line with previous years' dues billings, so we are on track. He thanked Tammy Smith for her hard work on this year-round process.

Parked Cars "For Sale" Along Hillcrest Dr.: A safety concern was raised about cars advertised "for sale" that are being parked along Hillcrest Dr. (close to The Springs). President Andy said it was reported that sometimes the cars are left there all day, over night or longer. The main concern is that people slow down to look at the cars or read the signs, and there could be an accident. Another concern is that people walk into the street to get a better look, and they could get hit. President Andy said the regulation states that after three days the Sheriff's office may be called out to tag them. Then, if the car is not moved within 24 hours, it will be towed. The Board appreciated knowing this information.

Sidewalks: Previously, there was discussion about whether SPOA might incur liability should accidents happen on the sidewalks in our Community. President Andy clarified: The sidewalks and roads within SPOA are the sole responsibility of Napa County who owns and maintains them (via the county's district, SCSD). There was further discussion about tree roots buckling the sidewalk or streets, and Director Russoniello clarified saying that would also be the responsibility of Napa County. He referred to the October 2016 meeting minutes where this subject also was discussed.

Mansion Gardens Matter: President Andy asked Director Faussner if the Mansion Gardens matter was finally settled between the B/C Condominium HOA and the Silverado Resort & Spa (Ref.: January 27, 2017 SPOA meeting minutes). He noted that the Mansion Gardens facility, under construction, is Silverado's newest venue for various member and public events, including concerts. Director Faussner said the long-disputed matter has been resolved, it is a good compromise, and Silverado made adjustments to the number and type of events, noise/decibel levels, planting of additional trees, parking and security issues to the satisfaction of the B/C Condo HOA. The Board thanked Director Faussner for her hard work on that matter and for her report. This concluded President Andy's report.

4. Silverado Resort Activities: John Evans, General Manager of Silverado Resort & Spa, was absent. However, in attendance was Greg Engel, President of the Silverado Resort & Spa Board of Directors, and he agreed to update SPOA on Silverado's renovation projects. He said the South Golf Course renovations, Phase I-bunkers, will begin in May and should run through the end of August. The renovations in Phase II are not certain at this time, and may not start until 2019. President Andy thanked Greg Engel for his report and participation at this meeting.

5. County of Napa Activities: Supervisor Alfredo Pedroza was absent, but his representative Jesus Tijero was present. President Andy asked if there is a report for SPOA, and Jesus said not at this time. But, if there are any questions or concerns, he will convey them to Supervisor Pedroza. There were no questions/concerns

6. Committee Reports:

Architectural Review Committee: Director Jim Wilson, Chairman of this committee, reported that he reviewed three addresses for projects that required this committee's review. The projects involved: (1) minor additions, (2) a fence being moved, and (3) further modifications, as required by the County.

Finance Report: Jim Tidgewell, Treasurer, made his Finance Report noting that SPOA has collected \$16,240 in Member dues through March 31, 2017, with bank interest of \$6. He reported that expenses totalled \$1,512.80, with an excess of Revenue over Expense of about \$14,733, and a fund balance at the end of March of \$82,690. He gave an itemization of expenses: Newsletter, \$906.21; Website Management, \$200; Office Supplies, \$262.76; PayPal Transaction Fee, \$36.08; and, Silverado Meeting Room Charges, \$107.75, for a total of \$1,512.80. He said cash on hand at the end of March is \$82,690. He reported that he filed required legal forms with the IRS, the FTB and the Attorney General of the State of California. And, right now, at the end of April 2017, SPOA has collected most of its income for the year. So, from here on out, SPOA will need to dip into its bank account to pay bills.

Membership, Dues and Website: Tammy Smith, Membership Chairman, reported that 812 members have paid their dues, but that leaves almost 30% of SPOA dues still outstanding. Tammy recommended that SPOA develop some kind of strategy to correct deficiencies and collect the delinquent dues.

Newsletter: Director Mary Sandbulte, Newsletter Committee Chairman, could not attend. So, President Andy reported saying SPOA will publish its newsletter twice a year now, in the months of January and July. And, in the upcoming July issue, SPOA will publish the Napa County Sheriff's crime statistics that are important for members and residents to know about. He said the newsletter is posted on the SPOA Website. He also said that people with no email address would receive the newsletter by U.S. mail. Director Jovick asked Tammy Smith if the returned newsletters' addresses were being culled from the master mailing list (to save postage). Tammy said yes, but that the addresses might have new owners there, but we just might not have their names yet. Suggestions from Board members: (1) Consider hand-delivering the newsletters to people with no email addresses; (2) Give the newsletters to the HOA Manager (or SPOA Director) of the SCC neighborhood and let them distribute the newsletters. Everyone agreed these are good ideas to save SPOA funds.

7. Old Business: There was no Old Business for discussion.

8. New Business:

Street-Sweeping: Director Bill Jovick spoke about street-sweeping in the Silverado Communities. He said it seems to be sporadic and maybe is not even occurring. No one was certain. Director Jovick asked for an accounting of (1) when exactly the street-sweepers provide services to the Silverado Community, i.e., is it one day per week; every other week, or? (2) does the county have a schedule of what areas they sweep and when exactly they go there; and, (3) do they use the map of the Community and plan future dates around that map? The SPOA Directors agreed it's a good idea to bring about street-sweeping accountability. At this time, President Andy asked Jesus Tijero to take all these questions and comments to Supervisor Pedroza, and ask him to bring back answers to SPOA at the next meeting in July. Jesus Tijero said there are a map and a schedule at the County, and he will get us a copy of it and report back in July.

Director Russoniello reported there is a new type of street-sweeper that works like a large industrial vacuum cleaner to clean up leaves and debris in streets, and it is used in Washington, D.C. He suggested SPOA look at it as a possible option for SPOA/SCSD in years ahead. Everyone agreed this is a good idea.

9. For the Good of the Association:

Street Lights: The Board also asked that Jesus find out when the street lights are going to be upgraded to LED. Jesus said he would find out from Supervisor Pedroza where that stands and report back to the SPOA Board of Directors in July.

Flood Control Work at Silverado Resort: Director Woodward asked when Silverado would start repairing the bridge over the creek. Director Hewitt stated he thinks that job is going out to bid soon. It was also reported that the Flood Control District would soon remove the debris and trees from the back tributary creek. Director Leandra Stewart asked about the creek behind her house that has obstructions, and she was advised to call Rich Thomasser, Napa Co. Flood Control, who spoke at SDSC's January 2017 meeting. He would probably know the schedule.

Leaf Blower Noise in Neighborhoods: Director Bobrow asked if there are any noise abatement rules or stipulated start-time requirements for how early leaf blowers can be used and also how late in the day, especially on the weekends? There was discussion about this, but no one was sure. So, it was suggested that SPOA Directors speak directly with their individual HOA Managers (where appropriate) to see if there is a leaf blower or noise policy in force for the local Silverado Community. It was also suggested that SPOA speak with the County to see what regulations, if any, it has for "neighborhood noise from leaf blowers". Everyone agreed on this research.

President Andy asked for any further comments, and with none being made, he asked for a

motion to adjourn the meeting, there was a second, and the motion passed unanimously. The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Cathy Enfield
SPOA/SCSD Secretary