

Approved 4/26/18

Silverado Property Owners Association (SPOA)

Minutes of the SPOA Board of Directors Meeting
January 26, 2018

Attendance: Andy Kirmse, President; Jim Wilson, Vice President; Jim Tidgewell, Treasurer; Cathy Enfield, Secretary; Con Hewitt; John Evans, Silverado Resort & Spa; Greg Engel, Silverado Resort & Spa; Nancy Pollacek; Mary Ellen Wilson; Joe Russoniello; Veronica Faussner; Mike Bellanca; Joel Bloomer; Don Winter; Doug Walker; Lynne Andresen; Bob Fiddamen; Joel Lewis; Ed Ulshafer; Chris Lewis, County of Napa (SCSD meeting only); Steve Lederer, County of Napa (SCSD meeting only).

1. Meeting Called to Order: At 4:40 p.m., President Andy Kirmse asked for a motion to call the SPOA Board of Directors meeting to order:

Motion by Con Hewitt; Second by Joe Russoniello; Unanimous approval: To call to order the January 26, 2018 SPOA Board of Directors Meeting.

2. Minutes of November 9, 2017: President Andy asked if everyone received the November 9, 2017 SPOA Board of Directors meeting minutes and if there were any additions or corrections to be made. Everyone received the minutes, and there were no amendments. President Andy asked for a motion:

Motion by Con Hewitt; Second by Jim Wilson; Unanimous approval: To approve the November 9, 2017 SPOA Board of Directors meeting minutes, as submitted.

3. President's Report: President Andy presented the President's Report, saying it was sent out by E-Blast, posted to the SPOA Website and also passed out today. He said this report is actually the "*Annual Report to Members of the Silverado Property Owners Association*", required by SPOA Bylaws (ARTICLE VII, RECORDS AND REPORTS; SECTION 12.5) following the year-end. This report is required to contain information about the SPOA organization, such as: its officers, Directors and Alternates, committees and Chairs, contact information (residence and phone), and relevant financial information. President Andy then presented all the SPOA committees and their Chairs, as follows:

Architectural Review Committee: Jim Wilson, Chair

Election and Nominating Committee: Joe Russoniello, Chair

Landscaping Committee: Mary Ellen Wilson, Chair
Membership, Website and Email Committee: Sharon Bobrow, Chair
Newsletter Representative: Jordan Felling

President Andy reported that SPOA conducts a rotation of committee Chairs every few years to give volunteers a break. For 2018, he reported there is a new Landscaping Committee Chair, Nancy Pollacek. He welcomed her to this important position, and he thanked Mary Ellen for having served as Chair. President Andy then thanked Tammy Smith for serving as Chair of the Membership, Website and Email Committee during 2017, and he welcomed Sharon Bobrow as the new Chair of that committee, effective 2/1/18. And, he thanked Cathy Enfield for serving as the interim Membership Chair until Sharon can assume the position.

Landscaping and Related Projects: President Andy talked about some of the projects that were accomplished in 2017, such as: removing dead plants on the Atlas Peak islands, as well as changing out the sprinkler heads for better water coverage. He said that we are also required to continue maintenance on Silverado's 22 islands, with the immediate need being to clear the center island on Westgate Drive and to develop a new design plan for that major island. He also reported there is added urgency for us to bring in a new landscaping company, and work is being done on a plan for that to properly transpire.

PG&E Light Poles/Light Outages: President Andy mentioned that there are numerous neighborhood light poles with non-functional lights, and the County is working with PG&E to come out for repair. However, due to the magnitude of fire damage, PG&E reports it may take 60-120 days or more for light replacement.

Water Sharing Agreement: President Andy then mentioned that SPOA and The Springs HOA reached and adopted a water-sharing agreement, and he said this new arrangement would significantly aid the SPOA budget line-item for water expense.

Firewise Program: President Andy reported SPOA is looking into a program called "Firewise", originally developed by the National Fire Prevention Association ("NFPA"), a national non-profit organization that promotes fire prevention programs in local communities across the nation. He said there is a CA coordinator and there is a Napa Co. coordinator, and we now have SPOA member, Bill Senske, with prior Firewise experience, who has volunteered to spearhead the effort for SPOA. SPOA Vice President Jim Wilson will coordinate with Bill Senske and oversee the program for SPOA. He said there would be more information about Firewise coming out soon.

Early Warning System: President Andy reported that he and Con Hewitt met with Supervisor Alfredo Pedroza in mid-January to discuss the idea of an "early warning system" for Silverado, and that Supervisor Pedroza seemed very receptive to the idea. Con Hewitt added

that the State of CA is mandating wireless Early Warning Systems and intends for CA counties to implement them. Director Hewitt commented that he previously lived in HI where there are sirens and many other types of warning systems, and they are very effective. He felt that a siren warning system could be extremely valuable to the Silverado Community, especially since there was no warning of any kind about the fast-approaching October fires that descended on the Silverado Community. He said more information would be shared with everyone.

President Andy said that although Supervisor Pedroza was unable to attend this meeting, he wanted to take the opportunity to recognize his tremendous help and effort following the October fires, i.e., cell phone calls being answered day and night, fast response to emails and timely updates about the fire clean-up activities, agencies involved and requirements for the community.

Increase in SPOA Dues: President Andy mentioned that SPOA dues were increased from \$20 to \$40 for 2018, and this is the first increase in several years. He said this increase is sorely needed, mainly for the many landscaping issues post-fire that we are facing -- mainly for the 22 Silverado islands, many of which are 30 to 50 years old. He reminded everyone that dues payments are due now, January 2018.

SPOA Funding Commitment of \$30,000 for Landscaping: President Andy reminded the Board that SPOA has made a one-time funding commitment of \$30,000 to go toward the landscaping needs of the Silverado Community. This is funding that SPOA itself will control, and we will have a clear path to use these funds as we identify need. We will also to be able hire who we want and need to do the work; and, this is all separate from the county.

President Andy closed his report saying he has enjoyed serving as President during 2017, and he looks forward to continuing to serve in 2018.

President Andy asked if anyone had questions or comments about this report. Director Russoniello asked for everyone to be provided more information about the Firewise Program. He also asked if SPOA will be researching a "Phone Tree" type of program, where property owners would be put into groups, then one person would be tasked with alerting the others. The answer to that was not immediately known. Director Russoniello said he's had five years of experience with Firewise, said that the program does require property owners to clear all foliage and brush away from their property. He also cautioned SPOA about moving ahead too quickly with Firewise before finding out more details about all that happened during and after the fires, i.e., "response-times" by the different Napa agencies, and whether or not there were adequate resources in place to address the fire-suppression needs of the community. Director Hewitt mentioned that being a member of the Firewise Program could generate up to a 5% savings Homeowner's Insurance; also, the program has been around a long time. President

Andy stated we have just begun research into this program, and there will be more information as we go along. There were no other questions about Firewise

4. Confirmation of SPOA Officers and Newly Elected Directors: President Andy extended a welcome to the SPOA Officers and newly elected SPOA Directors, and their positions were confirmed by the Board. Also, Lynne Andresen, Alternate for newly-elected Director Sharon Bobrow, was introduced and welcomed by the SPOA Board.

SPOA Officers:

President: Andy Kirmse
Vice President: Jim Wilson
Treasurer: Jim Tidgewell
Secretary: Cathy Enfield

Newly Elected SPOA Directors:

Sharon Bobrow – E - Oak Creek East (Units 1 & 2)
Paul Roberts – J - Silverado Crest
Ed Ulshafer – O - Silverado Unit 4 (Westgate Drive)
Doug Walker – R - The Springs
Jim Wilson – T - The Highlands
Steve Massocca – U - The Grove at Silverado

5. Silverado Resort Activities – John Evans: John Evans was welcomed to the meeting, and he thanked the SPOA Board for the invitation to speak. His first report was about a robbery that took place on Burning Tree Ct. on this past Tues. evening, approximately 8 p.m. He said the individuals broke into the home. Then, they used a special tool to remove the owner's safe from the wall, and then left with it. The homeowners were reportedly working out at the gym and were only gone about 1-½ hours. The Sheriff's Dept. is currently investigating this robbery and examining all evidence from the incident site.

Greg Engel, of the Silverado Resort Board of Directors, commented that his Silverado neighborhood is looking into using private security to patrol their area. They have conferred with Supervisor Pedroza about this idea, and it could be feasible for them. He also learned there will be a significant increase in law enforcement patrols for Silverado neighborhoods at night (9 p.m. to 6 a.m.) which will help in protecting our community, for at least the next six months.

John went on to report that the Silverado Resort has installed a large number of security cameras on its property and within the resort buildings, knowing this could also cut back on any potential crime.

He then talked about the significant capital projects that were accomplished at Silverado Resort & Spa during 2017: (1) the development of the Mansion Gardens facility for banquet events, (2) the South Course bunker renovation, and (3) the new Milliken Creek bridge project (in conjunction with Napa County, Fish and Game, and the Kaanapali neighborhood). He also reported that Silverado is preparing for the up-coming Safeway Open in October, and they are in the process of planning for it and also beefing up the marketing of this tournament over the following months. He reported there were approximately 6.8 million viewers watching the Safeway Golf Tournament on the Golf Channel! And, he said there are additional plans to enhance the Johnny Miller Golf Academy, with more marketing and advertising around the Napa Valley and to advance the Johnny Miller brand.

About other Silverado activities, he said this year, Silverado is hosting its Annual Car Show on April 22nd, which is a very popular program and will have a couple very special cars! And lastly, the Silverado country club has had an increase in its membership. President Andy mentioned how good it is to see younger families here at the Silverado Club. John mentioned that it is likely due to the added children's programs and golf and tennis "camps" that are being offered to kids. They have all been very well-attended and embraced by the community.

There was a question about the turkeys that have taken up residence on the Silverado grass, and John said they sought refuge over at Silverado because their turkey coops were burned down in the October fires. It's hoped that they will find a nice home on a local ranch; however, they've received a lot of media attention which has been entertaining for all of us.

John Evans finished his report, and President Andy thanked him for attending this meeting.

6. County of Napa Activities - With the absence of Supervisor Alfredo Pedroza, there was no report.

7. Committee Reports:

Architectural Review Committee – Jim Wilson, Chair: SPOA Vice President Jim Wilson reported that the committee has not yet been contacted by any post-fire home builders or architects. He did mention an important fact: SPOA's Architectural Review control is *only* applicable to those areas of homes that do not have their own local/neighborhood HOAs to which they belong and are subject to their own CCRs, Board and dues obligations. He also said Napa County is aware (and approves) that SPOA first reviews submitted plans for approval, then the County gets involved with issuing the permits, etc., *after* SPOA review. But, again, this

pertains only to the non-community-HOA areas of the Silverado Community. There was discussion about some projects coming up that might be subject to review, and Vice President Wilson said some people are moving forward toward rebuilding, but some are putting their lots up for sale and not rebuilding. Vice President Wilson said he would keep the Board apprised of all development projects at the April SPOA Board meeting.

Finance Report – Jim Tidgewell, Treasurer: President Andy said the Treasurer’s Report was passed out to everyone. Treasurer Jim Tidgewell reported that as of the year-end, December 31, 2017, SPOA has a total of \$74,428 in the bank. He said SPOA has a Wells Fargo checking and savings account. Also, this year, SPOA established a PayPal account so people can pay their dues on line. He reported that in 2017, the total SPOA dues collected was: \$17,200, and there was interest income of \$24. He listed SPOA’s expenses totaling: \$10,753, which were for: liability Insurance, the newsletter, SPOA website/E-Blast maintenance, office supplies, PayPal fees, meeting room rent, and the year-end reception. President Andy thanked Jim for his report.

Membership and Dues: There were questions about how the 2018 SPOA dues are coming, how they are being collected by individual property owners, plus the status of bulk-dues payments by the HOAs, and President Andy addressed this. It was reported that approximately 80% of all Silverado Community property owners are paying SPOA dues, and there is good reason to expect an increase in that number for 2018. SPOA has had success with dues being paid via PayPal on the website, and individual checks are coming in daily. Also, dues invoices are being sent to the people who don’t have email or computer access. So far, nearly all the community HOAs have paid their “bulk dues”, and just a few more HOAs are awaiting local meetings to issue the checks. One HOA is going through a management change. A few SPOA Directors mentioned the need for a list of all the property owners in their areas, since there have been ownership changes (i.e., The Springs, Silver Trail, Kaanapali Dr. areas). It was reported those lists are being compiled. Also, Directors Hewitt (Kaanapali), Walker (The Springs), and Winter (Silver Trail) were commended for their efforts to reach out to their neighbors and help collect SPOA dues. One person asked if paper billings had been sent out to everyone, and Director Russoniello reported this is no longer being done because of email availability and postage cost. Cathy Enfield noted that one duty as Secretary is to send all new Silverado property owners a SPOA Welcome Letter that addresses annual SPOA dues and payment options. President Andy said we will assist each Director with getting relevant property-owner information and will bring a revised dues report to the April SPOA Board meeting.

SPOA Newsletter: President Andy reported that the SPOA newsletter is about to be emailed, posted on the SPOA website and mailed to those without email capability. He is awaiting receipt of one more column.

8. Old Business: None reported.

9. New Business: Director Hewitt mentioned his experience with smoke-damage clean up and the contractors that were used at his house. He felt in some cases the pricing was very high, especially considering the quality of work that was done. Others commented on their experiences with smoke damage clean-up, as well.

10. For the Good of the Association: There were no comments or reports.

11. Adjournment: With there being no further business, President Andy asked for a motion to adjourn:

Motion by Con Hewitt; Second by Mary Ellen Wilson; Unanimous approval: To adjourn the SPOA Board of Directors meeting

The SPOA meeting was adjourned at 5:10 p.m.

Respectfully submitted,

Cathy Enfield

Cathy Enfield
SPOA Secretary