

APPROVED 10/26/18

Silverado Property Owners Association (SPOA)

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

Attendance: Andy Kirmse, President; Joe Russoniello, Vice President; Jim Tidgewell, Treasurer; Cathy Enfield, Secretary; Con Hewitt, Executive Committee Member; Paul Roberts; Joel Bloomer; Sharon Bobrow; Janet Bollier; Art Boni; Greg Engel, Silverado Resort & Spa Board; John Evans, General Manager, Silverado Resort & Spa; Veronica Faussner; Alfredo Pedrosa, County of Napa; Nancy Pollacek; Mary Sandbulte; Bill Senske; Leandra Stewart; Ed Ulshafer; Don Winter; Nelson Cortez, County of Napa.

Others Guests Present for the SCSD Meeting:

Michael Karath, County of Napa

Jim Walsh, COAST Landscape Management Co.

Jake Taylor, COAST Landscape Management Co.

Kristen Silva, PG&G, Service Solutions Specialist

1. Meeting Called to Order: President Andy Kirmse called the SPOA Board of Directors meeting to order at 4:40 p.m.

2. Minutes of the April 27, 2018 SPOA Board of Directors Meeting: President Andy asked if everyone read the April Board of Directors meeting minutes and if there were any corrections. Everyone read the minutes and there were no corrections. A motion to approve was made:

Hewitt/Russoniello/Unanimous approval: To approve, as submitted, the April 27, 2018 SPOA Board of Directors meeting minutes.

3. President's Report: President Andy opened by presenting his report and saying the July 2018 SPOA newsletter was recently sent out via email to members, and also for those without email access, a copy was sent to them via USPO. He said the newsletter would provide members with details about the Silverado landscaping situation and improvements as just reported during the SCSD meeting.

President Andy then mentioned that SPOA has had some key leadership positions become vacant over the past few months. The first was the SPOA Vice President position, a

vacancy created when the Wilson's sold their home and moved out of Silverado. This also created a vacancy in the Chair of the Architectural Review Committee position. At this time, President Andy announced that SPOA Director Joe Russoniello agreed to serve as Vice President, and he has been installed in that position. Also, SPOA Director Paul Roberts agreed to assume the open Chair position of the Architectural Review Committee. The Board accepted these new appointees and expressed appreciation for their willingness to serve in those key roles. President Andy then thanked Jim Wilson for his long-time service to the SPOA Board, saying he will be missed. In addition, as of March 2018, President Andy said that Michael Karath has been appointed as the new Silverado Community Services District representative for Napa County, and he replaces Chris Lewis. He thanked all individuals for their service to SCSD and SPOA.

Fire Damage: President Andy discussed the one-time SPOA funding commitment (from our own treasury) in the amount of \$30,000 that was designated for the replacement and improvement of landscaping that was damaged and/or destroyed by the October 2017 wildfires. Priorities for landscaping and plantings are being determined at this time. At this time, President Andy said he and the SPOA Landscape Committee look forward to working with the County's new landscaping company, Coast Landscape Management, in the months to come. Coast made a presentation earlier at the SCSD meeting.

As more construction permits are approved, we expect to see more traffic in the Silverado Community. He emphasized that safety is the #1 priority in the Silverado Community. So, with this increased traffic and possible safety issues, he encouraged everyone to report any potential issues or problems to the proper authorities.

SPOA Website Evaluation: Our website continues to be a well-used and successful means for people to learn about SPOA activities. President Andy reported that Executive Committee Member Con Hewitt is in the process of evaluating the current SPOA Website for content quality and ease of use, and he's making adjustments in certain areas and categories to make locating relevant information more accessible and user-friendly.

Early-Warning Sirens Research: Also, President Andy said that Director Hewitt continues to work closely with Napa County and Alfredo Pedroza (District IV representative) to identify a siren-type early-warning system for the Silverado Community that would warn of future emergencies. He said the County will be presenting more information on this research and he suggested that people stay in touch with the SPOA website.

4. Silverado Resort Activities – John Evans: President Andy concluded his report and introduced John Evans, Managing Director of the Silverado Resort & Spa, to report on the status of resort activities. John thanked Andy and began by itemizing the renovations being made to the greens and the bunkers on the courses, noting the removal of Bermuda grass and

replanting with bluegrass. He also mentioned there was the removal of cyclone fencing. He discussed the status of certain trees on the Silverado property, noting that some burned and need replacing, and there will be future tree plantings in Silverado. Also, he said that new mulch has been put down in several areas. He discussed the status of some drainage issues, and also the issue of algae removal in certain Silverado golf course ponds. Then, John announced that along with major preparations for the October 2018 Safeway Open, this year's Safeway Open is donating all ticket sales and proceeds from the tournament to the Napa Fire Relief Fund.

Mansion Renovations and Possible Restaurant: John gave a status update on the renovations that are going to take place at the Mansion starting in November 2018, saying it will be closed from November 20, 2018 through March 15, 2019. They have had meetings with architects and contractors for this project and said that during the time of the Mansion renovation, hotel guest registration will be moved to another site close to the front of the property. He said they are also still looking at inserting a restaurant in the Royal Oak Room area, and he said the Mansion already has its own kitchen. He mentioned that over at The Grill restaurant, which is getting excellent use and attendance, they are planning a rehab of that facility sometime by 2020. Also, they are looking at possibly expanding the Grill's bar into the current Luna Room for a better space utilization. He mentioned the new restaurant manager has hired a new Executive Chief who comes highly recommended. So, we will be seeing a few changes in the Grill's menus. He did say there will be more news on upgrades soon.

This ended the report by John Evans, and President Andy thanked him for his time and information.

5. County of Napa Report: Supervisor Alfredo Pedroza: President Andy welcomed Supervisor Pedroza and thanked him for taking the time to attend this meeting.

Supervisor Pedroza distributed a document dated 7/26/18 showing a chart of Napa County neighborhoods, # of Damaged Properties, # of Applications Submitted, and # of Permits Issued (attached to these minutes). The chart shows a total of 656 fire-damaged properties, a total of 116 applications filed for permits (35 for Silverado area), and a total of 66 permits issued (26 for Silverado area). He reported the County continues to be reviewing applications for rebuilding post-fire, and there has been much construction activity over the past year since the October 2017 fires. He said the County has been working closely with the Silverado HOAs where rebuilding is needed. If there are any questions, he asked that people use the County personnel listed on the handout as resources and helpers for their rebuilding needs. He also said that he and the County, along with Con Hewitt of SPOA, have been working with PG&E to evaluate the power lines in Silverado, especially up on Atlas Peak, and there would be more information coming about this in the near future. PG&E has been very helpful with the county's evaluation of power lines in the Silverado area. Supervisor Alfredo also mentioned that he has

been working with Con Hewitt of SPOA on fire readiness, specifically on emergency sirens to warn of fires and other emergencies. They have gone to the City of Calistoga to talk to officials there to get feedback and new ideas for what might work here in Silverado. He said that there are distinct siren sounds for different emergencies (like the sirens they have in Europe), so people will know exactly what type of emergency we are facing by the sound. He said, for instance, there is one distinct sound that means "EVACUATE"! There will be more information coming on this soon.

County Budget Update: Regarding the Napa County budget, Supervisor Pedroza reported that every cent of County revenue has been spent! And, the budget going forward, in terms of expense, is going to be a challenge. He mentioned that Napa County has had several major disasters over the past several years: an earthquake, flooding and last year, the fire! He said that revenue for projects is challenged more than ever before, and the county needs to make sure it has adequate reserves going forward. He did mention that revenue from Property Tax is the best revenue source for Napa County, and that amounts to over \$90 million per year. He said the county is also going over its Strategic Plan for the next five to 10 years, and the major component of that plan is likely to be "Growth", which will be discussed in upcoming strategy meetings. He said the public is invited to these meetings.

Growth & ABAG Plan: Director Russoniello asked what is going on with the ABAG Plan? Is there any pressure that might prompt Napa County to press for more growth? Supervisor Pedroza said there is none as of yet. However, he did say that there are several areas in Napa County that could be developed and that they are always being presented with proposals and evaluating all that come forward.

Highway Improvements: It was asked if there are any new plans for improving the Highway 37 stretch (to 101). Supervisor Pedroza said "yes", that there are some new plans being studied, possibly for expansion of lanes and interchanges on Highway 37; also, some areas around the Sears Point Raceway, and possibly some improvements along Napa's Highway 29. He said one of the biggest challenges, however, is dealing with "environmental issues", so that adds more time and challenges to the project.

Burnt Trees and Bushes & Clean-Up: Director Roberts asked what can be done with the property owners who have burned trees and foliage on their property but are doing nothing to remove the trees and clean-up the burned properties. Is there anything the County can do? Supervisor Pedroza said that his office has gotten several calls with these concerns, and he is personally reaching out to the property owners in question. But, he said there are challenges: Some people aren't living there any longer, some are hard to find and/or reach, others may be in the process of clean-up but neighbors don't know it. He said if there is a safety issue, then there is more the County can do. But, this is a challenging situation. Director Ulshafer commented that his neighbors called him about his burned yard, and he asked his neighbor's

landscapers to give him a quote to chop down and clean out his burnt trees, and he then paid them for the work. He said this is also something that insurance companies typically cover (however, he did say that maybe people might not have adequate insurance coverage for it). Director Russoniello commented that in his case, their arborists said that some of their trees (i.e., redwoods) might come back from the burn, so they said not to cut them down. This may be the case for other people, too – to wait and see if their burnt trees regenerate after the winter rains. Supervisor Pedroza agreed with both approaches and said that each case is different. But, he said he’s making a concerted effort to personally contact everyone with a burnt property to help reinvigorate the Silverado community.

6. Committee Reports:

a. Architectural Review Committee Report: Director Paul Roberts, Chair of the Architectural Review Committee, presented his report saying that activity in Silverado has picked up, and there are several lots for sale here. There have been two requests for approval, one house at Westgate Dr. & Ridgeway Dr. and one other one (address unknown). He said the house on the corner of Westgate Dr. and Hillcrest Dr. continues to be under construction, but it is close to completion. There is one proposal that is seeking to build a home slightly larger than what was there before, so the application is under review. There was a review request on the lot that just sold on Hillcrest Dr., but he said that a lot-line adjustment issue may not be in the scope of the Committee’s duties. President Andy thanked Director Roberts for his report.

b. Finance Report: Treasurer Jim Tidgewell passed out his Treasurer’s Report for the Board of Directors to read and file. He said that this year, SPOA collected dues in the amount of \$34,730, which is approximately double what we collected last year. However, that’s due to the dues increase, from \$20 to \$40 for 2018. Essentially, then, we have about the same number of people joining SPOA as in 2017, which President Andy commented is a good thing, considering the 2017 fires and a lot of people moving around. Treasurer Jim said that our Revenue over Expense position is very solid, and we are able to pay all of our bills. Expenditures for the 2nd quarter included: SPOA website maintenance, newsletter production, office supplies/expenses, PayPal fees, meeting room expense, a Napa County sales report cost plus an encroachment fee, all of which totaled \$2,987.

c. Membership and Dues Report: Membership and Dues Chair Sharon Bobrow presented her report and distributed a spreadsheet (see attached) showing how she broke out each Silverado neighborhood by HOA, “Individual Pay” area, and the “No HOA” areas. She said it took a lot of time to identify streets in each area, and she appreciated the help and guidance that prior Chair, Mary Belli, has given her. She said SPOA has a total of 1,091 properties and 865 are paid SPOA members. She hopes to increase that number in 2019. President Andy thanked Sharon for her hard work and attention to detail.

d. Report from Greg Engel, Silverado Country Club President: Greg said he would be happy to answer any questions the Board may have, but that he has nothing further to add to what John Evans previously mentioned. There were no questions for Greg, at this time, and President Andy thanked him for coming to this meeting.

7. Old Business: President Andy took this opportunity to again thank Director Joe Russoniello for volunteering to serve as the SPOA Vice President (as well as chairing the Nominating Committee), due to the move by Jim Wilson.

8. Other Business: Mary Sandbulte asked if someone was going to replenish the dog waste bags in the community, since some individuals with dogs had inquired. After some discussion, Cathy Enfield said she would look into it.

9. Firewise Report – Bill Senske, Firewise Representative: Bill brought the Board up to date on the status of the Silverado Firewise Program. He said we now have 15 areas of SPOA covered with a Firewise representative – although there isn't one yet for The Fairways and Creekside HOA. Director Sandbulte said she would look into a representative for The Fairways. He said the consultants are in place and going ahead to canvass neighborhoods looking for any hazards. Bill said that this program is being paid for by Cal-FIRE (not SPOA), and that it is sponsored by the national Firewise non-profit organization. President Andy said now that the Firewise Program is up and running, we will add a tab on the SPOA website, entitled "Firewise Program", so people can read about it and learn more about fire prevention. The website will also have on-going communications from the committee, Bill said.

With that report, Director Con Hewitt asked for a motion to adjourn the meeting. A motion was made to adjourn:

Russoniello/Hewitt/Unanimous approval: To adjourn the July 27, 2018 SPOA Board of Directors meeting at 5:15 p.m.

Respectfully submitted:

-- Signature by Cathy Enfield, signed 10/26/18

Cathy Enfield, SPOA Secretary