

# **APPROVED AS AMENDED, 2/22/19**

## **Silverado Property Owners Association (SPOA)**

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

**Attendance:** Andy Kirmse, President; Joe Russoniello, Vice President; Cathy Enfield, Secretary; Mike Bellanca; Joel Bloomer; Sharon Bobrow; Janet Bollier; Art Boni; Roseann Burhenne; Robert Doyle; Greg Engel, Silverado Resort & Spa Board; Veronica Fausner; Alfredo Pedrosa, Supervisor, County of Napa; Nancy Pollacek; Paul Roberts; Mary Sandbulte; Leandra Stewart; Ed Ulshafer; Doug Walker; Don Winter.

Guests:

Debb Almeida, Atlas Peak Resident  
Ron Ryan, Springs Resident  
Bill Senske, Firewise Program Chair

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 July 27, 2018 SPOA Board of Directors Meeting: President Andy asked if everyone read the meeting minutes and if there were any corrections. No corrections were made, and a motion to approve them as submitted was presented:

**Russoniello/Roberts - unanimous approval: To approve the July 27, 2018 SPOA Board of Directors meeting minutes.**

3. President's Report: President Andy opened his President's Report by thanking everyone for attending this meeting, and, especially, he welcomed several new SPOA representatives: Bob Doyle, serving as Director for the Highlands; Janet Bollier, serving as Director for Creekside, and Scott Lambert as her Alternate; Art Boni, serving as Director for Unit D Cottages, and Romana Bracco as his Alternate; and, Barclay Beattie, serving as Alternate for Director Ed Ulshafer, for Unit 4-Silverado area. President Andy thanked these individuals for agreeing to serve the SPOA organization and our communities.

President Andy then reported that the SPOA Board has 10 Directors who are standing for re-election to a 3-year term, effective this coming January 2019. Nominations are due by

November 2018. He said that Vice President Joe Russoniello, Election Committee Chair, will present an election report later in this meeting.

President Andy then updated the Board about the landscaping work being done in the Silverado Community. He called attention to the report that Landscape Committee Chair Nancy Pollacek presented during the earlier SCSD Advisory Committee meeting. He said that the Landscape Committee updated its list of "SPOA Landscaping Priorities" (see attached revised SPOA Landscaping Priorities list). President Andy said he wanted to compliment the excellent work being done by SPOA Landscape Chair Nancy Pollacek; Michael Karath, SCSD District Manager/Napa County; and, also our new landscaping company, COAST Landscaping. He said they are doing an outstanding job maintaining and repairing landscaping areas that have been deficient in our community for some time. Everyone agreed this is a welcomed improvement.

President Andy mentioned there have been questions from Silverado homeowners who lost homes in the 10/2017 fires about real estate tax calculations and/or related obligations. He said these individuals should contact either Alfredo Pedroza at Napa County or John Tuteur, Napa County Tax Assessor, for assistance. He mentioned there is also information on the SPOA website that might be helpful.

It was then reported that Firewise Consultant Carol Rice has been walking the Silverado neighborhoods and assessing them for fire hazards. She has been spending about two hours in each HOA and the non-HOA areas, looking for possible hazards or concerns. This process should be completed within the next two weeks (mid to end-November), and the results of the survey will be used to develop the Silverado Wildfire Program. He said Bill Senske will have details during his presentation later in the meeting.

It was reported that Michael Karath advised that the new PG&E energy-efficient street light fixtures should be installed by mid-November 2018. These will not only provide more security lighting, but they will also provide significant energy costs. There were some questions, but overall everyone was pleased with this development.

President Andy said the latest rebuilding numbers for Silverado Resort show that 49 permit applications have been submitted and 34 have been approved. He felt this was good progress following the fire disaster.

He also reported that the SPOA website continues to be a valuable resource for members, and there are increased "hits" that show it is being widely used. Over the past few months, Con Hewitt and the SPOA Webmaster made a thorough review of the website's content and made a few changes to improve its usefulness. Use of the website was encouraged: [www.silveradopropertyowners.org](http://www.silveradopropertyowners.org).

President Andy also reported that Director Con Hewitt continues to work with Supervisor Pedroza to develop and implement an early-warning “Emergency Siren System” for the Silverado Community, similar to what Calistoga is doing. He said there will be reports about further development in the future, and he encouraged people to go to the SPOA website for updated information.

Last of all, President Andy invited everyone to stay after the meeting for a wine and cheese social, and to enjoy some delicious wines that are being generously donated and poured by Director Ed Ulshafer. He is sharing his own wine, which is known as “BrianEdward”. President Andy mentioned that several spouses are attending this social event, also, so it should be a very nice social event.

4. Silverado Resort & Spa Activities – John Evans: President Andy introduced Greg Engel, President of the Silverado Resort & Spa Board of Directors, who made the report today in the place of John Evans. Greg began his report talking about the Silverado Mansion renovation that should be going forward in late November. They expect a few big changes: the bar may be moving down to the terrace level. Also, at this time, there won’t be a change to the check-in/registration area in the main Mansion; it will remain in the main foyer.

Regarding the Safeway Open, he reported the tournament in October was a huge success! And, there are some thoughts that this coming year’s Open will be held in mid-September, rather than October. He said it might be a better month for attendance, but there will be more information on this at the next SPOA meeting.

He discussed Silverado’s membership and said that it is in good shape, currently with over 500 members. He said we are getting up to five members per month, which is positive growth and interest.

With there being no questions, President Andy thanked Greg for his report.

5. County of Napa Report – Alfredo Pedroza: Alfredo began by discussing the situation about Napa County permits, and he said there are about 15 pending permits currently, several have been approved and they expect more to come. Much clean-up work and some building is taking place in the burned areas. One home is finished and a few are nearly complete. He said there will be a push before winter, though. And, he also mentioned he’s hearing about the higher cost for materials that contractors/owners are facing. He also mentioned that contractors are coming from far distances to meet the building needs of the Napa fire-damaged community.

He said Napa County is tracking what homes/lots are being put up for sale and what properties have been sold. He expects that owners will need at least three years to complete

their rebuilding projects. He mentioned there is a new Napa County Planning Commissioner who lives in the Silverado community. He may get more involved with the pending projects in the area. Sharon Bobrow, SPOA Membership/Dues Chair, reported that she receives a monthly Napa County Property Transfer Report which lists all the Silverado Community properties that have sold, and there have been more properties selling recently. She said from this report, the Master SPOA Property Database is maintained for purposes such as SPOA membership and dues recording and report needs.

Supervisor Pedroza reported that Napa County anticipates some improvements to its freeways in the future, such as along Highway 37 to alleviate traffic congestion, and also at the Hwy. 121 and Trancas St. three-way stop. He said it's possible they may remove the stop sign (E to W) and install a roundabout there. He said he'd have more information at the next SPOA meeting.

Regarding the PG&E shut-off a while back up in Calistoga, he said that despite the controversy, he felt it was a good test and something that was needed. He said in the case of high winds and downed power lines, that is a highly dangerous situation and one that must have an advance emergency plan in place. The county is working to be prepared for future situations of that nature for the safety of all people and our county communities. This ended Supervisor Pedroza's report, and President Andy thanked him for the information.

## 6. Committee Reports:

a. Architectural Review Committee: Chair Paul Roberts reported on several homes that have applied for SPOA review of plans. He said one home on Westgate Dr. is about to break ground, and a handful of others on Westgate Dr. are pending review. He said there is work going on up in The Crest, with some lot and retaining wall issues. Also, he reported that there is a bid coming in on St. Michaels Circle. President Andy noted that Paul is kept quite busy these days with all the building and plan-development taking place. He thanked Paul for his report.

b. Finance Report: President Andy made the Finance Report on behalf of Jim Tidgewell, SPOA Treasurer, who could not attend. He reported the expenses for the last quarter: insurance, newsletter, website, PayPal fees, meeting room costs, landscaping expenses, Firewise membership and general office expenses, all of which totaled approximately \$9,217. And, he reported that we continue to receive SPOA dues from new homeowners, which means there continues to be a positive SPOA Fund Balance for the end of this quarter.

c. Membership & Dues Report: Sharon Bobrow, Chair of the Membership & Dues Committee, presented her report, a spreadsheet showing each of the Silverado neighborhoods and HOAs, the total # of properties in each area with the total # of dues payers, and the total amount collected for the year, as of 10/26/2018: \$34,830. She said she sends out a letter as

new owners move into the Silverado Community. It is based on the monthly report she gets from John Tuteur's office, and she also sends a copy of the letter to the SPOA Director for that area. She asked if any of the Directors did not want to receive the email notifying them of new owners, but everyone seemed to want the information. She also said the website is a very positive communication tool for the SPOA organization, plus it greatly assists new property owners who have questions and/or might need help about dues. President Andy thanked Sharon for her report.

7. Election Report – Joe Russoniello: Election Chair Joe Russoniello referred the Board to the SPOA document, "Slate of Directors to Serve for the 3-Year Term: 2019, 2020 and 2021" that lists the SPOA Directors who are up for election and need to be nominated by their HOA, where appropriate, and he mentioned the Nomination Form was just passed out to everyone today. He said that everyone has agreed to serve, and he recommends this Slate of Candidates to the SPOA Board of Directors:

Unit A Cottages:	Joe Russoniello
Unit B & C Cottages:	Veronica Faussner
Unit D Cottages:	Art Boni
The Fairways:	Mary Sandbulte
Creekside:	Janet Bollier
Silverado Oaks:	Robert Fox
Kaanapali:	Con Hewitt
St. Andrews Units	
2A, 2B and 2C:	Andy Kirmse
Upper Westgate	
Units 5A & 5B:	Joel Bloomer
Silver Trail:	Deenie Woodward

President Andy thanked Joe for his Election Report, and said the nominated Directors will be inducted at the January 2019 SPOA Board of Directors meeting.

8. Old Business – Firewise Report by Bill Senske: Bill Senske Bill passed out literature about the national non-profit Firewise organization, and he discussed the local Firewise Programs that are currently active in and around this community. He reported that SPOA is invited to join the national non-profit Firewise organization, because it provides educational information about Fire Prevention to communities across the country. The Board agreed that SPOA should be a part of this program.

Bill said that SPOA will be assisted in setting up meetings of the various Silverado HOAs and related (non-HOA) areas, and that a proposed fire prevention program will be discussed. He also said that a Firewise Consultant is going to be appointed to go out and walk the community and inspect areas to identify any on-going fire hazards to assure an on-going fire-

safe community. He said there would be future Firewise meetings, and he hopes for a good attendance by SPOA Directors/area representatives so this program can be successful for Silverado. He mentioned it does require volunteers to participate in order for it to be successful. President Andy thanked Bill for his presentation.

9. New Business: Secretary Cathy presented the Board with a “Proposed Calendar of SPOA Board Meetings for 2019”:

January 25, 2019

April 26, 2019

July 26, 2019

October 25, 2019 (Year-End Meeting)

President Andy asked for a motion to adopt this calendar.

**Roberts/Russoniello - unanimous approval: To approve the 2019 SPOA Board of Directors Meeting Calendar as submitted and as outlined above.**

10. Other Business: President Andy asked if there was any Other Business, and there was none.

11. For the Good of the Association: There was no report or commentary about additional business for the SPOA organization.

Without any further SPOA business, President Andy declared this meeting adjourned, and he invited everyone to stay and enjoy the Wine and Cheese Social about to begin. He again thanked Ed Ulshafer for donating his wine for this event.

Respectfully submitted:

*/Signature by Cathy Enfield*

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Cathy Enfield, SPOA Secretary