

APPROVED 4/26/19

Silverado Property Owners Association

Board of Directors Meeting

Minutes

February 22, 2019

Attendees: Andy Kirmse, President; Con Hewitt, Executive Committee Member; Cathy Enfield, Secretary; Marlene Rosenberg, Asst. Secretary; Paul Roberts; Marge Hagan; Nancy Pollacek,; Sharon Bobrow,; Art Boni; Joel Bloomer; Mary Sandbulte; Deb Maselli; Carolyn Adducci; Buzz Beattie; Janet Bollier; Deenie Woodward; Leandra Stewart; Mike Bellanca; Bob Doyle.

Presenters:

John Evans, General Manager, Silverado Resort & Spa

Bill Senske, Firewise Program

Tom Vreeland, Napa Co. Firewise Program

Others: Michael Karath, Representative for SCSO, Napa County

1. Call to Order: President, Andy Kirmse, called the meeting to order at 4:05 pm.
2. Approval of Minutes: A correction was made by Sharon Bobrow to the minutes of October 26, 2018. Her report for Membership should have read: "I send a letter as new owners move into the Silverado Community based on the monthly report I get from John Tudor's office, and also send a copy of the letter to the SPOA Director for that area. I asked if any of the Directors did not want the email notifying them of new owners, but everyone seemed to want the information." Thereafter, a motion to approve the minutes of the October 26, 2018, meeting was made, seconded and the ayes were unanimous.
3. Confirmation of SPOA Directors, etc.: Con Hewitt, on behalf of Joe Russoniello, announced the newly elected Directors as follows for 3 year terms: Unit A Cottages, Joe Russoniello; Units B&C, Veronica Faussner; Unit D Cottages, Art Boni; The Fairways, Mary Sandbulte; Creekside, Janet Bollier; Silverado Oaks, Carolyn Adducci; Kaanapali, Con Hewitt; St. Andrews/Units 2A, 2B, 2C, Andy Kirmse, Upper Westgate, Units 5A,5B, Joel Bloomer, Silver Trail, Deenie Woodward. The following officers were inducted for a one year term: President, Andy Kirmse; Vice President, Joe Russoniello; Secretary, Cathy Clark Enfield; Treasurer, Jim Tidgewell. A motion was made and seconded and the ayes were unanimous to accept all of the above Directors and Officers.

4. President's Report: President Kirmse presented the annual report for SPOA which is required by the by-laws. He announced that this report is on the website for review. SPOA is comprised of 16 Directors and Alternates, (all volunteers) including 4 officers, representing 17 geographical areas of Silverado. SPOA also has five committees:

1. Architectural Review Committee – Paul Roberts, Chair
2. Election and Nomination Committee – Joe Russionello, Chair
3. Landscaping Committee – Nancy Pollacek, Chair
4. Membership, Website and Email – Sharon Bobrow, Chair
5. Newsletter – Andy Kirmse, Acting Chair

In January 2018, SPOA announced the formation of a Firewise program that would be led by Bill Senseke. More information will follow from Tom Vreeland, the Firewise representative. PG&E is going to replace all the light pole caps which will provide brighter lights for security and will save as much as \$5,000 per year in electricity costs. Reports of the chairs of the above committees will follow. Andy said he was happy to serve as President, and if anyone has any questions to please contact him, and he will be happy to answer them.

5. Silverado Resort Activities: John Evans reported that this is the slow season for the Resort, and hope we don't have any more severe weather. Recently the Silverado Resort made financial donations to the local high schools for their golf programs, and as well as gifts to the Queen of the Valley Medical Center and the Boys & Girls Club of Napa for a total of about \$50,000, as a way of giving back to our community. They are making several capital improvements such as: The walkway from the Silverado Market to the Spa that will include lights, benches and music; the back side of the Mansion has been demolished, and there will be a glass wall the full length of the room which will be an accordion style wall that can be opened to the patio; and trees have been removed to enhance the view to the golf course from that patio. The golf course is in great condition. They installed a computer controlled irrigation system that has sensors and conserves water. In 2017 they removed some of the areas of the course to make it more natural. Safeway is looking for a good turnout to this year's event which will be in September, and is now the 3rd event on the tour, and are looking to have more name players. Silverado does a wonderful job taking care of the players, and especially their wives while they are here. Once again there will be no July 3rd fireworks, and no light show in the evening as last year's show did not go very well. He mentioned the turn-over of employees and that Silverado pay is compensate with other places in the Valley. They also provide housing for new employees while they are looking for a permanent home in Napa.

6. Napa County Report: Supervisor Alfredo was absent from the meeting. The number of permits issued at Silverado is listed on the SPOA website. Andy had a meeting with Alfredo, John Evans and Paul Roberts to discuss an emergency warning system for Silverado. Nothing

has been agreed upon by the parties, but they are working on some sort of siren that would warn guests and homeowners at Silverado should an emergency occur as it did in 2017.

7. Committee Reports:

a. Membership: Sharon reported that only 5 weeks into the year approximately ½ of the fees have been paid, several by associations and others by personal owners. (*Attached is Sharon's report for your review.*)

b. Financial: Jim Tidgewell was absent, and Con Hewitt gave his report. For 2018, the beginning balance was \$74,428; excess revenue over expenses, \$25,134 = ending balance of \$99,562.

c. Landscaping: Nancy Pollacek reported that the committee has been focusing on beautification of Silverado as well as fire safety within our community. They have also been working with Firewise concerning the removal of certain plants that can be a fire hazard. All irrigation projects have been completed by SCSD which should result in a reduction of our water bill. (*Attached is Nancy's report for your review.*)

d. Architectural: Paul Roberts reported that the SPOA architectural guidelines require a 10' setback and all plans must be reviewed by our committee chair before being sent to the County. There were two incidents where the plans were not submitted to Paul. A letter will be sent out by the County to a list of contractors advising of this policy. Paul was asked if SPOA has anything to do with the colors being painted on new homes at Silverado. This subject is not addressed in the CC&Rs as to individual homes, just HOAs.

e. Newsletter: Andy said the newsletter should be out by the middle of next week.

8. Update on Firewise Program: Tom Vreeland, Firewise Representative, gave a report on how important this program is for our community. By belonging to this organization, you can apply for grants and get discounts on insurance. There really is no downside to being a part of the Firewise Council. However, they need a leader for the Silverado Community. The homeowners and HOAs need to work together. There is a meeting once a year to discuss prevention procedures and what to do in case of an emergency, for example, how to open the garage door if the power goes out. Silverado would need a committee of at least 4 people, and therefore, they need 4 volunteers to do this job. Silverado has a residential problem rather than rural property, so there are lots of things that can be done in order to survive a fire.

9. Old Business: There was no old business.

10. New Business: There was no new business.

11. For the Good of the Association:

President Andy thanked Marlene Rosenberg for recording and preparing today's meeting minutes on behalf of Secretary Cathy Enfield, who had an appointment and had to leave the meeting early.

With no further business being presented to the Board, the meeting was adjourned at 5:20 pm.

Minutes taken and prepared by: Marlene Rosenberg, Assistant Secretary

Minutes submitted to the SPOA Board of Directors and Other Representatives by:

Signature: Cathy Enfield

March 2, 2019

Cathy Enfield, Secretary

Date