

APPROVED
(as amended 7/26/2019)
Silverado Property Owners Association
Board of Directors Meeting
Minutes
April 26, 2019

Attendees: Andy Kirmse, President; Jim Tidgewell, Treasurer; Cathy Enfield, Secretary; Paul Roberts; Margaret Hagan; Nancy Pollacek; Leandra Stewart; Sharon Bobrow; Joel Bloomer; Carolyn Adducci; Buzz Beattie; Janet Bollier; Veronica Faussner; Mike Bellanca; Don Winter; Tammy Smith, President, Silverado Resort Board of Directors; Bill Senske, Firewise Program; Alfredo Pedroza, Supervisor, Napa County Board of Supervisors; Brad Bowles, Manager, Silverado Springs HOA

1. Call to Order: President Andy called the SPOA Board of Directors meeting to order at 4:30 pm.

2. Introduction of Directors, Alternates and Guests: President Andy asked that each person introduce him/herself and identify their area or organization. The Board recognized Brad Bowles, new Manager for the Silverado Springs HOA.

3. Approval of the February 22, 2019 SPOA Board Meeting Minutes: A motion was made by Paul Roberts, second by Marge Hagan, that the February 22, 2019 SPOA Board of Directors meeting minutes be approved as submitted. Unanimous approval.

4. Architectural Review/SPOA Building Report: Paul Roberts, Chair, made his report on current architectural review issues related to home building taking place in our various Silverado communities. He mentioned the various plan submissions and noted the locations, saying all are rebuilding projects on fire-burned lots. He also disclosed there have been concerns expressed about lot development along the golf course, because such lot development might create a view obstruction. After some questions from the Board members, Paul said this matter will be researched further with the county, and a

report will be brought back to the Board when there is sufficient progress and/or resolution.

5. President's Report: President Andy gave his report noting that rebuilding efforts in Silverado are evident and very positive, and we see much construction taking place on many of Silverado's streets that suffered during the 2017 fires. He noted there are still some complaints about slow response-time by the County for the permitting process. But, he said we are working on that with Napa County. Also, he and Paul met with the County, and the County has agreed that new home plans should first have a stamp of approval from SPOA's Architectural Review Committee, after which time, they will be reviewed by the County for approval.

President Andy reported the Firewise Committee is underway and is at work in the community. He thanked Bill Senske for his leadership on that important effort. Bill is scheduled to report on the "Neighborhood Garage Door Opening" topic later in the meeting.

President Andy reported that the Architectural Review Committee has discussed the Guidelines and a possible need to add a section on outside "House Painting Colors". The issue was brought to his attention, and he asked the Board what they think about color requirements? He said most of the Silverado HOAs have CC&Rs that contain defined restrictions on "Outside Home Paint Colors". The Board discussed this issue and heard several comments about it. After much discussion:

The Board unanimously agreed that (1) the ARC should add a section to the SPOA Architectural Review Guidelines that defines acceptable "House Painting Colors". Also, the Board agreed that (2) All outside home painting colors should be submitted first to the ARC for review and approval prior to painting, and this includes new and existing homes. The Committee will work on the proper wording for this new section and present it to the Board when completed.

Andy also reported on the newly installed PG&E street light poles and the positive feedback that was received. He said the new street lights provide better and brighter lighting which is especially beneficial for security purposes. He also speculated that SPOA should save about \$3-5,000/year in electricity costs.

He also reported that, so far, about \$1,000 has been spent on the replanting of two islands: #23 and #21, and SPOA will be adding flowers to the island at the entrance of the Silverado Community. He said this funding is part of the original \$30,000 that SPOA allocated for upgrades and replantings of Silverado's islands following the 2017 fires. The next scheduled project is the large island on lower Westgate Drive, due for replanting sometime in 2020. He said it is expected to be quite a costly project.

Lastly, President Andy said that SPOA dues collections are a little lower this year. This is because two of the HOAs are unable to pay dues at this time because of the extensive fire damage to the condo units. We should have more information about this in Sharon Bobrow's Dues Report. This ended President Andy's report.

6. Silverado Resort Activities: Tammy Smith, President of Silverado Resort & Spa, made a report for John Evans, who could not attend. Tammy said at the first of the year, they sent out a survey to about 977 people located in different demographic areas. The survey asked questions about their experience at Silverado Resort & Spa and also what additional things they would like SR&S to offer. They received 362 responses, and she shared some with the Board. One major project they are working on is being able to email member information to *people's cell phones* (now the preferred device), which is a major data collection effort. She reported there are about 630 members, with about 31 inactive members due to fire relocation, and that, otherwise, the membership is slowly growing. Right now, there is a focus on growing the Junior Executive membership program. She said on May 11, there is a New Member Reception and current members are invited to attend. There was a question about improving cell phone service at Silverado Resort, and Tammy said this is a constant work in progress. She said if anyone has other questions to please contact her.

Announcement by Leandra Stewart, Kaanapali Dr. HOA: Leandra spoke about the extensive floods/flood-damage to Kaanapali Drive during the 2005-06 winter. She said at the time, Kaanapali Drive residents petitioned Napa County for flood-control funding assistance. The County first required them to form an HOA, which was done. With Napa County funds, homeowner assessments, and an allocation of \$5,000 from SPOA, the Kaanapali flood control and drainage work was undertaken and is now completed. With the disbanding of the HOA, Leandra reported they are now repaying the \$5,000 to SPOA. President Andy and the Board thanked Leandra and the Kaanapali HOA for the repayment of the funds.

Announcement by Don Winter: Andy presented Don Winter, Alternate for Silver Trail, who is writing the history of the Silverado Resort. Don reported that the mansion is about 150 years old and was originally built by a Union Army officer, General Miller. His book will cover much of the history about the mansion and the area surrounding it. The book should be out in 2020.

7. County of Napa Report: Alfredo Pedroza provided an update on Napa County matters and rebuilding activity. He said there are now 65 permit applications, and 52 have been processed already which translates to about 34% who have permits. If anyone has problems with their permits, please call him. He also reported we are getting some additional seed \$ from PG&E for fire repairs, which should be forthcoming. Regarding traffic, in particular the 3-way stop at Montecello Rd., Silverado Trail and Trancas St., he said it's been approved that the far right lane at the stop sign (going west from Montecello to Trancas) will be a free-flow/non-stop traffic lane, and only the left turning lane will require to stop. Regarding plans and applications for permits, Alfredo reiterated the commitment to SPOA and that the SPOA ARC stamp must be on plans for County permits to be issued. If the stamp is not present when the plans are submitted, the County will contact SPOA. Alfredo discussed tourism to Napa Valley, which he said is on the rise and that is good for us, revenue-wise, but traffic is an increased issue. But, there are now new projects being considered to ease those traffic problems. He said the County Jail is set to be built later this year, 2019, at a cost of approximately \$123 million. The County is in the process of buying property now for the jail. One SPOA director mentioned speeding along Atlas Peak Road and Alfredo is alerting the Co. Sheriff to patrol this area. This concluded Alfredo's report, and President Andy thanked him for attending.

8. Committee Reports:

Membership & Dues Report: Sharon Bobrow, Chair, distributed her report showing a total of 1,091 properties in Silverado, with 704 properties having paid dues, for a total collected of \$28,160. President Andy reported that Director Con Hewitt suggested that we send out reminder letters, via U.S. Mail, in December, as well as using SPOA's website to aid in collecting dues. There are two HOAs that haven't paid their dues yet: Northgate Condos HOA, 80 properties; and, Silverado Oaks HOA, 38 properties. These condos were the ones affected by the 2017 fires. She is in contact with the HOA managers to obtain updates about the pending dues and will report

further when more information is received. President Andy thanked Sharon for her report.

Finance Report: Treasurer Jim Tidgewell reviewed the SPOA financial statements, citing the fund balance as of March 31, 2019. He then recapped the expenses: \$28,688 in total expenses included \$28,492 for Silverado island landscaping; the newsletter, webmaster, office supplies, meeting expenses and PayPal fees (dues payments). He said we have just about exhausted the \$30,000 that was earmarked for the Silverado island replanting projects, with about \$1,400 of that allocation remaining. This concluded Jim's finance report.

Landscape Committee Report: Nancy Pollacek updated the Board on the landscaping projects taking place in Silverado. Much of the dead brush (previously discussed) is on private property, although some might be on County or Federal land. That will be researched and she will report back. She said that Island #23 had the junipers removed, and Coast is continuing to remove the juniper roots and will soon be finished. The island on St. Michaels Circle had all the junipers removed, since a sprinkler system was too expensive to install. That project cost was \$10,460 which was paid by SCSD funds. The island at Atlas Peak and Hillcrest is in progress, and Nancy thanked Christie Kirmse for her work on the geranium plants there. President Andy thanked Nancy for her report.

Newsletter Report: The SPOA newsletter was sent out the end of February. Normally, they are distributed twice a year, by email and also by USPO for people who don't have email access. Copies of the newsletter are also available at the Members Clubhouse and The Grill at Silverado.

9. Firewise Program Update: Bill Senske updated the Board on recent Firewise activities. He said Firewise has had three recent meetings, and they identified one project that would provide immediate education and benefit for everyone: "How to open your garage door when the electricity goes out". He said they sent out email notices about visits, and had a good response. They have visited residents in several areas and have provided training for manual garage door opening. Andy said he thinks there might be new regulations that require electric garage door openers to have back-up batteries. Bill will check on that. He also said one of the garage door vendors, RW Garage Doors, in Northern Calif., is offering a discount on new garage doors. Bill said

the Firewise program is essentially an awareness program about things homeowners can do themselves to lower the risk of fire to their home and property.

10. Old/New Business: There was none.

11. For the Good of the Association: Veronica Faussner suggested that we have a Social Hour after each SPOA meeting since so many people drive far distances in order to attend the meetings. The Board agreed this is a good idea.

With no further business being presented for the Board, President Andy adjourned the meeting at 5:15 p.m.

Minutes submitted by:

Signature: Cathy Enfield

July 19, 2019

Cathy Enfield, Secretary

Date

MINUTES - SPOA BOARD MTG 4/26/19 – final/approved 7=26-19.docx

AMENDMENT, 7/26/19, Page 5, Firewise Program, -- Lines 7, 8 & 9/CCE, 8/5/19, correction made.