

DRAFT

Silverado Property Owners Association
Minutes of Meeting
July 26, 2019

Attendees : Vice-President, Joe Russionello, Marlene Rosenberg, Deenie Woodward, , William Mary Sandbulte, Art Boni, Ron Ryan, Dean Lumbert, Ron Jacobs, David Soffa, Paul Roberts, Stew Massocca, Don Winter, Janet Bollier, Deenie Woodward, Edward Ulshafer, Carolyn Adducci, Jim Tidgewell.

1. Call to Order: The meeting was called to order by Vice President, Joe Russionello, at 4:45 pm. It was announced that Dr. Jay Levy will be the new alternate to the Grove. Ed Ulshafer announced that he will provide the wine to be poured at the last SPOA meeting of 2019. He was thanked by all.
2. Minutes: The minutes of the April 26, 2019 meeting were approved and seconded, and the ayes were unanimous.
3. President's Report: President, Andy Kirmse, was absent, and no report was given.
4. Silverado Resort Activities: John Evans was absent, and no report was given.
5. County of Napa Report: Supervisor Alfredo Pedroza was absent, and no report was given.
6. Committee Reports:
 - a. Membership & Dues: Sharon Bobrow was absent, and no report was given.
 - b. Finance Report: Jim Tidgewell, Treasurer, reported that as of June 30, 2019, we have \$104,536 in our bank account. We were also repaid the sum of \$5,000. SPOA loaned Kaanapali HOA that amount to start a homeowner's association. They do not need to be an HOA any longer and repaid that amount to SPOA. The financial statement by Jim is attached to these minutes.
 - c. Landscape Committee: Nancy Pollacek reported that Coast Landscaping does not appear to be doing the work for which they were hired. Her report was presented to Chris Lewis at the Silverado Community Services District Advisory Committee meeting prior to the SPOA meeting. For the first year, Coast was doing a good job on our property, but in the last couple of months, the quality of the work has dropped, and there are many areas of Silverado that are deteriorating. This subject was discussed at length with Chris and members of SPOA. Chris will get back to us after she discusses this problem with the landscape company. A copy of Nancy's report is attached to these minutes.
 - d. Architectural Review: Paul Roberts reported that he has reviewed plans for several new homes being built. There is a dispute by owners regarding the property line between their homes on Kaanapali. The question of whether pre-fab or modular homes were allowed at Silverado, and Paul said he could find nothing in the CC&Rs of SPOA that they were not allowed. He said that most homes were aesthetically correct and within the guidelines. He was asked if

some homes are bigger and higher, and he believes they are all within the SPOA guidelines. He also said the County would not issue permits if SPOA did not approve the plans.

e. We need to find a new publisher for the newsletter.

8. Firewise Program: Bill Senske was not present, and no report was given.

9. Old Business: None

10. New Business: It was brought up that the sheriff should have sirens or alarms to go alarms to go through the Silverado neighborhoods warning of a fire. The sheriff's cars are apparently equipped with such devices now. Also, it was announced that as of July 1, 2019, all garage door openers must have a battery back-up should the power go out. A question was asked if this applies if you have repairs to an opener or a cart garage door. This will be checked out and reported back at the next meeting.

11. For the Good of the Association: No one had a comment. Joe asked people to think about what they might like to discuss at the next meeting.

12. Adjournment. The next meeting will be held **Friday, October 25, 2019, at 4:00 pm in the St. Andrews Room of the Members Clubhouse, and there will be a wine and appetizer reception following the that meeting, the last of this year.** The meeting was adjourned at 5:15 pm.

Respectfully submitted,

MARLENE ROSENBERG

Acting Secretary, SPOA

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