

# DRAFT

Silverado Property Owners Association  
Minutes of Meeting  
April 22, 2016

Attendance: President, Con Hewitt, Marlene Rosenberg, Harry Matthews, Doug Walker, Paul Roberts, Andy Kirmse, Deenie Woodward, Julie Kirk, Sophie Johnson, Joe Russoniello, Carrie Mary Sandbulte, Bob Creamer, Thomas Fine, Paul Roberts, Veronica Faussner, Joe Russoniello, Nancy Pollack, Jim Tidgewell, Ed Ulshafer, Tom Anyos, Leandra Stewart, Sharon Bobrow, Bill Jovick

1. Call to Order: President, Con Hewitt, called the meeting to order at 4:30 pm.
2. Minutes: A motion to approve the minutes of the January 22, 2016, meeting was made, seconded and the ayes were unanimous.
3. President's Report: Con Hewitt thanked everyone for the approval of the raise in the annual assessment. One of the speed signs on Hillcrest is not working. He announced that Mary Belli, who could not be here today, is retiring from SPOA, and he thanked her for 20 some years of service to SPOA as Chair of the membership, website and email committee. Tammy Smith will be taking her place, and we welcome her, and Mary will train her for the position.
4. Silverado Resort Activities: John Evans was absent so there was no report.
5. Napa County Report: Supervisor Alfredo Pedroza was absent so there was no report.
6. Committee Reports:
  - a. Architectural: Andy reported on the construction materials at 108 Miliken Creek. He contacted the owner and she was unaware of this, and will take care of the situation. The blue tarp on the Antonich property on St. Andrews has been removed and the property is for sale. A request has been made for solar panels at 282 Kaanapali; they sent the plans to Andy for approval before going to the County, and Andy approved the plans for them. He asked them to go to the neighbors regarding aesthetics as to placement of the panels. No one has come forward regarding artificial grass since the last meeting. No guidelines for artificial grass would be included in the Architectural Guidelines. A spec house might be built at 538 Westgate, a vacant lot. Andy contacted the Planning Commissions advising that they first contact us at Silverado before issuing any approvals
  - b. Finance Report: Jim Tidgewell reported that the paid dues as of March 31<sup>st</sup> are \$14,960; expenses for the three months ending March 31, 2016 were \$1,327. We had excess revenues over expenses of \$13,670. We started the year with cash at \$59,900 and as of March 31, the balance is \$73,570.
  - c. Membership: Each representative from each association or division has a sheet prepared by Mary Belli listing all owners. She would like to keep it up to date, so please report

any change in ownership to Mary at [marybelli@comcast.net](mailto:marybelli@comcast.net). We have about 70% of owners have paid, and 9 associations have paid in full.

d. Newsletter: Mary Sandbulte The next newsletter will come out in June. Instead of four per year, there will only be three: February, June and October.

7. Old Business: None

8. New Business: It has been brought to the Board's attention that Jessel Gallery wants a left turn lane into her property and Del Dotto wants a left turn lane off of Atlas Peak Road. There are 4 openings as you come onto Atlas Peak Road, and there is no problem turning at any of those openings coming from the north or the south. If they are allowed to put in left turn lanes most of our islands would be removed as well, reducing the beauty of the area. Deenie Woodward has done an extensive study on this project. She feels Del Dotto's wine tasting tours bring in a lot of buses and limos with their clientele and they operate more like a bar. They want to add a deli to their business, and Bill Hill also wants to have wine tasting and a deli on the back part of Jessel's. Jessel will be doing what is necessary to be in compliance with the County for her business. We are concerned how this will impact the neighborhood and what kind of traffic will it bring. Deenie will look further into this situation and will report back to SPOA. President Hewitt appointed an Ad Hoc Committee to monitor this issue with Deenie Woodward as Chair.

9. For the Good of the Association: None

10. Adjourned.

Respectfully submitted,

Marlene Rosenberg, Secretary SPOA

The next SPIOA Board meeting is **July 29, 2016, at 4:00 pm in the Members Clubhouse at Silverado Country Club.**

The last meeting of 2016 is October 28, 2016 at 4:00 pm in the Members Clubhouse at Silverado Country Club.