

# DRAFT

Silverado Property Owners Association  
Minutes of Meeting  
October 31, 2014

Attendance: President, Con Hewitt, Bob Andresen, Marlene Rosenberg, Veronica Faussner, Tammy Smith, William Jovick, Harry Matthews, Mary Sandbulte, Ella Gates, Carlos Solorio, Bob Butler, Thomas Fine, Mary Belli, Jim Wilson, Jack Hagerty, Paul Roberts, John Evans, John Casey, Glen Duncan, Andy Kirmse, Bob Sheehan, Marc Samrick, Don Russell, Joel Lewis

1. Minutes: The minutes of the July 18, 2014 meeting were approved and seconded, and the ayes were unanimous.
2. President's Report: The meeting was called to order by President, Con Hewitt. He welcomed Joel Lewis, Mary Sandbulte and John Casey as new representatives/alternates to SPOA. Con reported that the website is up and running and doing very well. The first day it got 400 hits, and has been receiving about 40-50 hits per day. SPOA must post something each month to keep viewers interested. It makes SPOA transparent. The newsletter went out for the first time via email. It is also on the website. Thanks go to Bob Andresen, Mary Sandbulte and Mary Belli. Con stated that he was approached by a Mr. Mufson of the Circle Oaks Homeowners Assn., consisting of 179 homes to support them in their opposing the Hall vineyard project near Lake Berryessa. The Halls want to take about 15% of their land to build a vineyard, and the Circle Oaks are concerned about water. Our attorneys stated that we should not be involved in lobbying for other parties outside our boundaries because we are a non-profit organization governed by the IRS and California State Franchise Tax Board. Therefore, we should not be involved but individuals can be involved in either side.
3. Silverado Resort Activities: John Evans reported that he was very pleased with the Frys.Com golf tournament, and that the results were as he hoped. Approximately 37,000 attended the event. The player's response was very positive, and their wives were extremely satisfied as they had tours of the Napa Valley, child care was provided, and they enjoyed the Spa. The Golf Channel broadcasted all four days of the tournament, and Silverado showed beautifully on television. The sod will be repaired and replaced, and it should take about 4-6 weeks. We know what we have to do for next year to enhance the experience. Budget talks are coming up; Silverado is growing, modestly, but growing. Reservations are up 33-1/3%. The renovation continues during the winter period. Out of 380 units only 60 have not done any renovations and 200 have completely remodeled, which have contributed to our improved sales. This will be the 4<sup>th</sup> year for Flavor Napa Valley. Great chefs from all around the country are participating in this event, and Travel & Leisure Magazine has put this as one of the top 10 events in the

world. We are working on the holiday tree lighting at which time we will announce the recipients of the profits from the Frys, and preparing for the holidays and New Years Eve. Congratulated John and his staff for the work they did on the tournament.

a. Finance: Harry Matthews said in 9 months we have spent \$16,000. Insurance is \$3,600. Harry looked into other companies, but they were all higher. One time grant of \$5,000 to Kaanapali HOA concerning the water and creek. \$3,200 to Wine Valley Landscaping for the improvement of the sidewalk on Hillcrest between Atlas Peak Road and Westgate. It looks great and is starting to grow. One-time payment was made to a consultant for consultation and creation of the website. We have \$63,000 cash on hand. Mary will be sending out the dues statements shortly. Financially we are in good shape. We discovered that we were delinquent to the Justice Department because we had not filed six years of a required annual report. We had to pay a penalty of \$250 for delinquent returns.

b. Architectural Committee: Andy Kirmse is working on amending the CC&R's to include such items as solar panels. More are being installed at Silverado and we want to make sure the homeowners follow certain parameters and obtain advance approval before installing them. One project pending is at 23 Burning Tree Court. Also, 13 Colonial Circle is requesting permission for a pool house. Both parties have consulted the Architectural Committee before going to the County, which is the proper procedure. A resident on Kaanapali circumvented this process, and we have formally communicated to the resident the correct procedure and process. We are looking for a volunteer who would like to be on the committee. Please contact Andy Kirmse if you would like to serve.

c. Election: The following were elected: Joel Lewis, alternate The Crest, Marc Samrick, The Fairways, and John Casey, Oak Creek East. A motion was made and seconded, and the ayes were unanimous.

d. Landscaping: The corner of Atlas Peak Road and Monticello Road (the entrance to Silverado has been planted and has a new look, and a drip system has been installed so it will be easy to maintain.

e. Membership, gmail and website: Mary Belli would like all Associations to pay their dues in bulk if possible. The website and emailing have worked quite well. She has about 75% of the owners' email addresses. She has had no request for hard copies of the newsletter. The newsletter is pdf so it can be printed.

f. Newsletter: Bob Andresen thanked Mary Sandbulte and Mary Belli for their help with the production of the newsletter. 360 were printed and sent by mail; the rest were sent by email. Emailing reduces our costs greatly. They are looking for someone locally to do the printing.

5. Old Business: There was a question as to how Kaanapali was coming along regarding the flood improvements. The County Flood Control District is proceeding making the improvements.

6. New Business: Bob Butler mentioned that the area behind the Silverado wall entrance has been cleared out. The lights are out on the sign; he will check to see why they are out, and what it would cost to repair the lights, and who pays for that electricity,

7. For the Good of the Association: Nothing to report.
8. Adjournment: The next SPOA meeting is **January 23, 2015, in the St. Andrews Room of the Members Clubhouse**. The meeting was adjourned at 5:15 pm.

Respectfully submitted,

MARLENE ROSENBERG,  
Secretary SPOA

FYI: The meeting dates for 2015 are as follows: **Friday, January 23, Friday, April 24, Friday July 24, and Friday, October 30, 2015**. All meetings will be held in the St. Andrews Room of the Members Clubhouse. If the representative cannot be present, please have the alternate attend the meeting.

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