

**SILVERADO PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF MEETING**  
**FRIDAY, OCTOBER 29, 2021**

Attendance: Bill Foureman, Dede Monette, Joe Russoniello, Brant Morowski, Tom Christianson, John Evans, Michael Karath, Nancy Pollacek, Con Hewitt, Carolyn Adducci, Sharon Bobrow, Deenie Woodward, Joel Bloomer, Bob Creamer, Ron Ryan, Julia Smith, Alfredo Pedroza, Renee Acosta, Vicki Hamilton, Mary Sandbulte, Leandra Stewart.

1. Meeting Called to Order: President Bill Foureman called the meeting to order at 4:35 P.M. in the Beringer Room at the Silverado Mansion.
2. A motion to approve the minutes of the July 23, 2021 meeting as written was made, seconded and approved.
3. Presidents Report – Bill Foureman reported that the project on Island #27 was complete. He also reported that the Firewise Council received \$300,000 from the Firewise Foundation and another \$550,000 from CalFire. These monies will be used to begin the **brush clearing project** beginning at 2040 Atlas Peak and going to the end of St. Andrews. A 100-200 foot corridor clearing is the objective. Only hand tools will be used so that sparks from gas powered equipment cannot start another fire. The project will commence in November, beginning at the North end and working South until the funds are depleted. This corridor provides an (admittedly imperfect) firebreak, can serve as a location to stage firefighting personnel and equipment, and provides low-altitude access for aircraft such as the County's recently-leased helicopter.
4. Firewise Committee – Renee Acosta – Firewise encourages all of us to support the **Bill Dodd Fundraiser on Dec. 3<sup>rd</sup> at Meritage Resort**. All monies raised will go directly to the Firewise Council. Renee asked that HOA groups send out a notice of this most important event recommending support. Money is the key! All Napa County Firewise Councils will share in these proceeds. Please consider supporting the event by attending, volunteering, and/or donating items for auction.
5. Napa County Update – Supervisor Alfredo Pedroza – At the July 23 meeting Vice-President Joe Russoniello raised the possibility the Silverado or portions of it could save money by drilling our own well rather than pay high rates to the City of Napa. SCSD representative Karath had earlier explained he was unable to find the location of a previously-drilled well which might enable approval to be grandfathered. Supervisor Pedroza said the first step would be to find the missing well if it exists on Silverado property. He will aid Michael Karath in this search. He also thinks that the Recycled Water pipeline could be a key factor in the future and this may not be a 10 to 20 year project as the SCSD believes.  
Vaccines in Napa County are going very well, especially with the support of St. Helena Hospital. Boosters are available. Napa is ranked 6<sup>th</sup> in the State of proportion of vaccinated people. Pedroza praised the Firewise Council's work. Night Cameras have been installed in the wild country north of Silverado and will be a very important tool in early detection of future fires. The new helicopter was in use this past fire season – and although the price tag of \$1.6 million seems high, the Supervisors will be hoping to raise the Sales Tax over the next 10 years to pay for this most important tool among others. He also is hoping that the Insurance Commissioner will help in lowering Insurance rates that have gone up in areas where no fires have done damage. Road paving around Silverado will be starting soon – Westgate, Hillcrest, Pinnacle Peak, and Atlas Peak are on the schedule, and hoping to add Kaanapali. The Mask Mandate should be changing soon as the County's Covid 19 numbers continue to go down.
6. Silverado Resort Update – John Evans – The resort water consumption was down 15% by eliminating irrigation in natural areas on the golf course and the addition of new computer systems used to regulate water use. His thought on the addition of a new well was that if we add a well – we'd have to give one back. Silverado Resort is hosting the Atlas Peak AVA Meeting, another fundraiser for Firewise. The Fortinet Golf Tournament was a great success. We will be hosting the tournament for another 5 years. We had moderate crowds but still raised \$12 million for our community. Silverado Country Club membership continues to be very strong, with waiting lists for Junior and Invitational Memberships.
7. SPOA Committee Reports:
  - a. Finance – Jim Tidgwell – Jim was unable to attend, but sent his report. The September 30, 2021 cash balance is \$109,629,96. The following significant items for the nine months ending September 30, 2021 are as follows:
    - Revenues were \$31,964.07 from annual SPOA dues.
    - Expenses were \$37,039.85. Non-recurring expenses equaled \$27,396.82 for projects – fire hazard cleaning of two Westgate ravine clearings at \$22,600 and \$4,800 for Firewise Council information.
    - Losses equaled \$5,073.78 with the same decrease in our bank account from June 30<sup>th</sup>, 2021.
  - b. Membership and Dues – Sharon Bobrow – Dues are up but somewhat below pre-Covid highs. 790 homeowners out of 1091 possible have paid for their membership for 2021.

- c. Nominating & Election – Joe Russoniello – B C and Oaks are the only groups still needing a Director and Alternate.
  - d. Landscape – Nancy Pollacek – Brightview has hired a new foreman. Our landscape is back on track with weeding and trimming. The staff is actively soliciting quotes from landscape contractors to implement the Ian Hall design plan for the burned Westgate island which was approved by the Advisory Committee in January 2021.
  - e. Architectural Review – Carolyn Adducci – only 1 request was presented this term – the Meyers’ application for a modern rebuild was approved.
8. Old Business – We need to keep all fire lots clear of debris and brush. It is the lot owners’ responsibility and HOA groups should be sending letters to these people. Carolyn Adducci volunteered to take the lead in contacting homeowners not located within HOAs.
  9. New Business – It was suggested that the Newsletter go completely online. This proposal was unanimously supported.
  10. Adjournment at 5:13 pm.
  11. Next Meeting – February 4<sup>th</sup>, 2022 at 4pm , St. Andrews Room.

Respectfully submitted,  
Dede Monette, Secretary SPOA