

Silverado Property Owners Association
Minutes of Meeting
October 30, 2020
Meeting Conducted on Zoom

Attendance: President Paul Roberts, Leandra Stewart, Leslie Manzone, Mary Sandbulte, Buzz Beattie, Ron Ryan, Con Hewitt, Janet Bollier, Art Boni, Joe Russoniello, Joel Bloomer, Carolyn Adducci, Don Winter, Nancy Pollacek, Tammy Smith, Sharon Barbrow, Jim Tidgewell, Alfredo Pedroza, Michael Karath

1. Call to Order: President Paul Roberts called the meeting to order at 4:00 p.m. The meeting was conducted remotely on Zoom courtesy of the County (SCSD) Zoom program.
2. Michael Karath presented the District Managers report for the Silverado Community Services District (SCSD) County of Napa Activities: A recommendation to increase the special assessment was discussed and the decision was made to defer discussion and vote until the January 29, 2021 meeting.
3. Landscape Update: Island #24 on Burning Tree Ct. is completed with the irrigation system updated along with new plants. On island #1 (Atlas Peak at intersection with Monticello) the day lilies will be removed and replaced with colored winter plants. Island #23 (Hillcrest at the intersection with Westgate) has unsightly roots that should be removed and walk on bark added. Estimate \$1400 to complete this work. Work has also been completed on islands #11 and #13 --Madrid Circle and Merion Circle.

A resident reported concerns about the fire risk that the Westgate ravine poses with the accumulation of dead brush, tree limbs, and wood debris. Mr. Karath stated that SCSD would get quotes on cleaning up the ravine and reducing the load of flammable material.

Proposals have been received for relandscaping island #27 (The large island on the North end of Westgate) . Sketches of a design will be presented by Hill Landscape Design at the January meeting. Landscaping the island will be put out to bid. A motion was made to accept the proposal, seconded and unanimously approved.

4. Doggy Bag Stations: Doggy droppings and filled doggy bags continue to be a litter problem on the streets in Silverado. A reminder sign posted near the bag dispenser was suggested. Sharon Bobrow has agreed to fill the boxes with empty bags, and to contact Napa County Recycling and Waste Services to determine the status of containers to be placed on the streets and collected on garbage pickup days.
5. Future Agenda Items for SCSD: The intersection of Hardman and Atlas Peak was the scene of a recent accident in which a vehicle ran over the shrubbery on Atlas Peak endangering the Unit A cottages. Installing barrier posts and / or reflectors to protect the cottages was discussed. Mr. Karath was requested to pursue this with County

Motion to adjourn the SCSD meeting was approved at 4:55 p.m.

SPOA DIRECTORS MEETING:

1. Call to Order: President Paul Roberts called the SPOA meeting to order at 5:00 p.m.. The meeting was conducted on Zoom courtesy of the county Zoom program.
2. Minutes: A motion to approve the minutes of the July 30, 2020 meeting was made, seconded and approved.

3. Alfredo Pedroza, Napa County Supervisor Report: PG&E is working to minimize the power shutoffs in Silverado during PSPS.

Covid 19: Currently the county is in the yellow tier but is inching back to the red tier. Reasons for this can be attributed to more testing and more openings. The good news is that Silverado has the lowest rate in the county—less than 2% and a low hospitalization rate.

Budget: The budget has been severely impacted by Covid 19 and the Glass fire. Occupancy taxes and property taxes from commercial businesses have created a loss of millions of dollars

Early fire warnings: Work is ongoing for software and a system for early detection of fires.

4. President's Report: The Board is pleased to announce that Carolyn Adducci has accepted the Chair of the Architectural Review Committee. The Architectural Guidelines will need to be revised to reflect that they are advisory only, but follow the original CC&R's.

Mr. Roberts also reported the good news that Jim Tidgewell has decided to remain in Napa, and will continue to manage and report our financial situation as Treasurer of SPOA.

Susan Derringer and Renee Acosta, the Co-Chairs of the Silverado Fire Wise Council have completed and submitted the renewal application to Cal Fire and NFPA (National Fire Protection Association). Once the application is approved the Fire Wise Council can apply for grants for projects to reduce fire risks in the community.

The Napa Water Department expects to repair the long-time water leak on Atlas Peak in November with minimal traffic delays, and hopefully, no water service interruption.

The summer/fall newsletter is now online. Hard copies are available from Paul Roberts. Attention was called to the sheriff incident report for 2019 for the Silverado community, which included 563 total incident calls of which 277 were 911 calls. The total included health related calls.

5. Committee Reports:

- a. Nominating & Election Committee—Joe Russoniello

There are two vacancies to be filled, Crest and Highlands. November 14 is the deadline for director nominations. They will be sworn in January 29, 2021. Nancy Pollacek is the nominee for the Highlands.

- b. Finance Report —Jim Tidgewell

End of quarter balance is \$109,962. He is confident that \$40,000 will be available for landscaping the large island on Westgate.

- c. Membership & Dues Report —Sharon Barbow

Creekside and Silverado Oaks to pay dues. Don Winters will write a letter boasting of SPOA's benefits, hence encouraging more participation. Only two individual residents have paid since the last appeal.

- d. Landscape Committee—Nancy Pollacek

The junipers on Burning Tree island have been removed, irrigation upgraded, deer and drought resistance and 3 trees planted. Walk on bark has been applied to three islands on Kaanapali as well as the northern corner of Atlas Peak and Hillcrest.

- e. Architectural Committee —Carolyn Adducci

Reconstruction of 16 units in Silverado Oaks is underway. There are 20 vacant lots for sale, but due to high building costs there is little interest from potential buyers.

6. Move to adopt dates for future meetings in 2021 passed unanimously.

January 29, April 30, July 30, October 29

7. New Business: A discussion ensued about trash left along roads. Tammy Smith to review.

Meeting adjourned at 5:30 p.m.

Respectfully submitted,
Leandra Stewart, Secretary SPOA