

DRAFT

Silverado Community Services District Advisory Committee

Minutes of Meeting

October 28, 2016

Attendance: President, Con Hewitt, Marlene Rosenberg, Paul Roberts, Deenie Woodward, Julie Kirk, Joe Russoniello, Veronica Faussner, Nancy Pollacek, Jim Tidgewell, Ed Ulshafer, Leandra Stewart, Sharon Bobrow, Bill Jovick, Jim Wilson, Mary Ellen Wilson, Mike Bellanca, Tammy Smith, John Evans, Terry Deits, Andy Kirmse, Tom Anyos, Cathy Enfield, Christiana Lewis, Patricia McKeever, Joel Bloomer, Janet Bollier, Alfred Pedroza, Barbara Mooney, Jim Mooney, Harry Matthews

1. Call to Order: The meeting of the Silverado Community Services District Advisory Committee was called to order by Chairman, Con Hewitt, at 4:00 pm.
2. Minutes: A motion was made to approve the minutes of the meeting on July 29, 2016, seconded, and the ayes were unanimous.
3. Public Comment: There was no public comment.
4. Chairman Con read the bylaws of the SCSD as to the nominations required each year. A motion was made to nominate the directors and alternates for the SCSD 2017 Advisory Committee. The motion was seconded and the ayes were unanimous.
5. Chairman Con made the nominations of Andy Kirmse as Chair and Jim Wilson to be Vice-Chair, as the 2017 SCSD Advisory Officers. A motion was made, seconded and the ayes were unanimous.
6. Landscape Committee Report: Mary Ellen Wilson reported there is not enough money in the FY 17 (July 1, 2016-June 30, 2017) budget to work on many of the needed projects around Silverado. However, some work has been done and the plantings on the Hillcrest islands will look better as they grow. The islands off of St. Andrews have not been worked on for years, and they will be re-done as money permits starting with the islands on Pinehurst and Merion Circle. The report of the Landscape Committee is attached to these minutes.

We have solar lights on the islands on Atlas Peak and should convert the lights on the Hillcrest islands to solar or a cheaper electric alternative. John Evans suggested that our lights be

converted to LED to save energy and money. John stated that the Silverado Resort is converting all of their lights to LED.

7. SCSD District Manager's Report is attached to these minutes. If you see any light outages, please report the pole number and approximate address or intersection closest to the pole to Julie at 259-8603 or to Julie.kirk@countyofnapa.org. Included in the Napa County District Manager's Report attached to these minutes is the Monthly Cash Flow Projection for 2016-2017. Patricia McKeever of the County of Napa made a presentation regarding cash flow, and introduce the idea of cash management to ensure that there is enough money to cover our needed landscape improvements. She suggested a change in the way the budget is set up to include a line item to budget projects within our cash flow for FY 18.

Chairman Con stated that he and Andy Kirmse have been talking about this budget for a while and said we do not have enough cash flow to take care of our current and future needs. This year we spent about \$17,000 for the first four months in unanticipated expenses. These unanticipated and unbudgeted expenses included repairing the Hillcrest sidewalk, the replanting of the two Hillcrest entrance islands, the painting of the three Hillcrest entrance monuments, etc.

To have adequate funds available for our aging islands (30-50 years old), he suggested that we increase our yearly tax assessment which would cost each homeowner living in a gated community approximately \$21 per year, and the other homeowners approximately \$42 per year. We also need to establish a capital reserve for future projects. This is for everyone benefit and affects all of the community. At the moment, we have no capital reserve. We have deferred maintenance that has not been taken care of in the past. Chairman Con would like the landscape committee put together a 3-year projection of projects that need to be done with an estimated cost of those projects. This information would be sent to the directors and alternates to inform their neighbors. It was suggested that everyone take a ride around Silverado and look at the 22 islands that need refurbishing.

After much discussion, a motion was made that the property tax assessment be increased by \$40,000 a year for the coming year including a plan for what will be done and the estimated cost of said projects. The motion was made, seconded and the ayes were unanimous.

6. Adjournment: There being no further business to be presented the meeting was adjourned at 4:35 pm.

Respectfully submitted,

Marlene Rosenberg
SCSDAC Secretary