



**Silverado Property Owners Association  
Minutes of Meeting  
July 18, 2014**

Attendees : President, Con Hewitt, Bob Andresen, Veronica Faussner, Marlene Rosenberg, Deenie Woodward, Tammy Smith, William Jovick, Harry Matthews, Earl Alexander, Mary Sandbulte, Ella Gates, Carols Solorio, Bob Butler, Thomas Fine, Mary Belli, Jim Wilson. Doug Walker, Cathy Enfield, Jack Hagerty, Paul Roberts, John Evans, Marge Hagen

1. Minutes: The minutes of the April 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 Andy Kirmse, as Vice President, and Paul Roberts, representing The Crest, and Mary Sandbulte, representing The Fairways, as new directors of SPOA. He thanked Howard Wahl and Bob Fisher for their service to the SPOA organization. They will be resigning. He also mentioned the new Website and Gmail account. Our newsletter will be sent electronically using our Gmail account, and you will have the option of receiving it by snail mail or electronically.
3. Silverado Resort Activities: The room renovations have made a great difference in the occupancy of the Resort. Those who are selling the rooms for the Resort are more confident in making sales. The Royal Oak is under renovations and should open by September 15, and is being designed under the guidance of Thomas Keller's designer. The Grill has new hardwood floor and carpet, and more electronics will be installed soon. The tennis courts have been resurfaced, and they are planning to work on the Mansion. They started 2 years ago on a water reduction program. The goal was to save 20% and they have achieved about 14%. They replaced about 1,400 heads on both courses with more efficient ones. As a part of the room renovations, new low flow shower heads and toilets have been installed. They have a new well, 16 months old; it broke and was out for 7 days; it has been repaired and the water level did catch up and the grass is green again; it will be replaced at the end of the season. Mary Sandbulte thanked John for the excellent fireworks, and there was a round of applause from everyone. Bob Andresen is concerned about the amount of people who are playing golf here who are not members, guests of members, hotel guests or tournament guests. John said they

have programs in place to stop that activity; the system is tested often; they do turn away people. They are trying to create exclusivity for the members and guests. They are open to suggestions. One group, 12 or so people, were coming every week claiming they were a tournament. Thomas Fine, who lives at The Cottages, said people are driving their cars and parking in The Cottages lots and walking to the north end of the driving range and then going to No. 3 and start playing. He doesn't think they are guests of the hotel. John said that David is doing a good job of checking on those people by going tee box to tee box. They continually are working on this problem.

Other items brought to John's attention: The Silverado sign on the wall at the entrance of Atlas Peak Road looks very good, but the landscape needs attention; the cart paths need to be repaired especially in light of the Frys.Com, and the pond on No. 11 South has a lot of algae. John said American Asphalt has been contacted regarding the cart paths, and the work should be done before the Open. Concerning the pond on No. 11 North, the algae is being treated every three days, and the pond has improved (gradually). The pond will be treated next month for sub-surface weeds in August. Both of these practices will be more effective and evident with the lake's water level higher than previous months.

4. Election Committee: Joe Russoniello, will be the chair, Bill Jovick and Veronica Faussner agreed to be on the nominating committee.

5. Motion to appoint Andy Kirmse, as Vice President, and Paul Roberts and Mary Sandbulte as directors was made and seconded, and the ayes were unanimous.

6. Committee Reports:

a. Finance: Harry Matthews reported as of December, 2013, we had about \$66,000 cash on hand, and as of June, 2014, we have \$72,000, after a \$5,000 contribution to the Kaanapali Homeowners Association, and \$3,000 for the newsletter

b. Landscaping: Thomas Fine brought up the corner of Monticello and Atlas Peak Road where the brick wall and sign were repaired and replaced. The sign looks very good; however the plants need a lot of work. Con said SPOA would help with the costs to plant it and the Springs would maintain it, and the County provides the water. There is a bid at the time of \$4,500. Drought resistant plants and a drip system would be installed. There was talk of leaving it fallow and let it go back to nature. The Resort will not share in the cost. The crew that takes care of the island could maintain that corner. A motion was made for SPOA to allow up to \$5,000 for landscaping, and to work with the Springs on the water. The ayes were unanimous. Tom Fine will work with Carlos Solorio and Bob Butler concerning bids and types of landscaping.

c. Publication: Bob Andresen needs help to continue the newsletter. He would be willing to train someone to do it and continue its publication. We would like a volunteer to help gather the information. The newsletter is then sent to the designer for printing. Our newsletter

comes out 4 times a year. Please contact Bob if you are interested in this important communications job.

d. Membership: Mary Belli said response to dues is good. She will be sending out a request for new members in the next newsletter, in October or November. Mary has entered 1538 email addresses; there are 304 people for which she does not have email addresses. Veronica Faussner indicated that she believes B/C Cottages Association will be paying for their homeowners in order to be 100% represented. She also suggested that the newsletter go out on an email blast and also put some copies in the Members Clubhouse to make more people aware of SPOA.

e. Website: Bud Alexander said the committee has met twice. They are working with Dewey Doolittle, a website designer, who also maintains websites, and they have an approved Gmail account. Send any information you want to be put on the website or updated address information to Mary Belli, at **SilveradoPropertyOwners@gmail.com**. Since the newsletter will be sent out via our Gmail account, we would like as many as possible to receive it by email. You will receive notices of meetings, etc. and the Gmail will save us money. The password protected SPOA website [www.SilveradoPropertyOwners.org](http://www.SilveradoPropertyOwners.org) should be up and running in about 3 months. The website will include a privacy declaration. You will be notified when our website is operational. The total cost of this website is approximately \$1,500; the annual cost will be \$200 - \$300. A motion to accept this website was made and seconded and the ayes were unanimous. Con felt SPOA should be more transparent and communicative and the website will provide that to our members. There will be "contact us" on the site. The information will be forwarded to the proper person. Con wants to know if Vanessa is informed as to new owners so SPOA can be current with the changes of ownership.

7. Old Business: None

8. New Business: Cathy Enfield would like to get some bids for the Westgate area for the landscaping as she feels the people doing it now are not doing a good job. Also, the scammers selling magazine subscriptions are still in the neighborhood. Any problems concerning landscaping should be directed to Carlos Solorio-707-259-8603.

9. For the Good of the Association:

- a. Outside use of our club: See above
- b. Sign enforcement: The CC&R's say no signs are permitted on your property unless you are selling your home. Any other signs, estate sale, construction, painting, etc., are prohibited, but is difficult to enforce unless a neighbor complains. The purpose for this is that we didn't want the neighborhood to be cluttered with signs, and the beauty of the neighborhood is lessened.
- c. We would like all homeowner associations to pay SPOA dues in bulk to save much clerical time and accounting for our dues paying members.

10. Adjournment: The next meeting will be held **Friday, October. 31, 2014 at 4:00 pm in the St. Andrews Room of the Members Clubhouse.** The meeting was adjourned at 5:10 pm.

Respectfully submitted,

MARLENE ROSENBERG

Secretary, SPOA

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