

**SILVERADO PROPERTY OWNERS' ASSOCIATION**  
**MINUTES OF THE MEETING**  
**Friday, April 28, 2023**

**Members Present:** Bill Foureman, Leslie Mansone, Brant Morowski, Roseann Burhenne, Mary Sandbulte, Roy Yared, Mayumi Sakazaki, Leandra Stewart, Julia Smith, Tom Christenson, Ron Ryan, Nancy Pollacek, Steve Massocca, Deenie Woodward, Carolyn Adducci, Todd Shalan, Bob Fiddaman, and Susan Deringer

**Guests:** Michael Karath Silverado Special District Liaison, Linda Cantey Silverado Fire Safe Council Chair, Marlene Rosenberg, Kelli Rembolt Napa County Special District Liaison

1. The president Bill Foureman called the meeting to order at 4:00 p.m. in the Saint Andrews Room at the Silverado Members Clubhouse.
2. A Quorum was identified with eighteen participants.

The Silverado Community Special Services District Advisory Committee portion of the meeting commenced at 04:03.

1. The swearing in of Sharon Bobrow and Steve Massocco was deferred due to attendance until the Q3 meeting. The swearing in of the secretary Susan Deringer will also occur at the Q3 Meeting.
2. A motion was made by Bill Foureman and seconded by Veronica Faussner to approve the January 27, 2023; Silverado Community Services Advisory Committee minutes previously distributed by Michael Karath. The minutes were approved as written.
3. Michael Karath, Napa County Department of Public Works reviewed the distributed updated District Managers Report. (attached)
  - a. Michael explained that an inflation increases in property taxes of 5.3% had been recommended by the financial consultant. Michael had proposed a 3% increase and previously the SCSD Advisory Committee had approved using the highest rate. No comment from the members present.
  - b. A review of the landscaping projects for refurbishment of the islands was conducted. A concern was expressed that the plants should be lowered at the intersection of Atlas Peak and Hillcrest to provide better visibility when making a left-hand turn onto Hillcrest from Atlas Peak coming from the north direction. There is a natural dip in the road, and it is difficult to see oncoming traffic from Monticello Road. There will be new planting in the planter at Hillcrest and Atlas Peak entrance and at Monticello and Atlas Peak Road. The current landscape

company was praised for their work. One additional area that may require attention is the cypress trees at the corner of Hillcrest and Atlas Peak.

- c. Michael reported that one bid to repair the sidewalks had been obtained at \$250,000. Additional bids are required by contracting regulations and the cost will be dependent on surface types. The most problematic areas are where the surface has degraded along Westgate and the uneven portions along Hillcrest. A fall in front of the Silverado Springs area occurred and to date no action has been brought forward. Michael stated that the district does carry insurance for this type of occurrence. It is ~~unclear of~~ unclear whether this was a resident or and outside of the community walker.
- d. Bill Foureman reminded the members of a prior collaborative effort between the district and SPOA to reduce the fire fuel load on the two east Westgate islands two years ago. That project was funded by both the district and SPOA. Bill Recommended that it should be considered that a similar effort take place for the sidewalks and ~~of our~~ our landscaping.
- e. Michael was questioned as to how the community streetlights were maintained. It was stated that the district pays the PG&E bill, but PG&E is responsible for the actual maintenance of the lights.
- f. There were no further public comments.
- g. The SCSD portion of the meeting adjourned at 4:25 p.m.

Bill Foureman reconvened the SPOA portion of the meeting at 4:25 p.m.

The review of the previously distributed January 27<sup>th</sup> SPOA meeting minutes occurred with approval.

#### Presidents Report:

1. Bill reviewed his previously distributed report. (attached)
2. Bill reported that the housing development proposed for the vacant property at Atlas Peak and Monticello intersection and in the Hedgeside neighborhood was no longer a possibility/issue.
3. Bill proposed allocation of \$ 25,000 to the district as “seed” money for the sidewalk repairs. A motion was made by Ron Ryan/seconded by Julia Smith to approve the allocation of funds to SCSD approved by majority vote.

#### County Supervisors Report:

Alfredo Pedroza was not present to provide a county report. It was noted that Supervisor Pedroza is now engaged in running for Senator Bill Dodd's seat.

Silverado Resort Update:

1. Todd Shallan reported that the air conditioning and roof work on the resort is near completion.  
The Grill renovation is complete except for the arrival of new chairs. A new menu will be coming in May. Work is planned on renovation of the conference center in December. There are plans for new umbrellas and cabanas at the spa.
2. Todd reviewed the landscaping projects that were completed and or underway. The resort spent \$165,000 on tree removal, \$35,000 over budget. This was due to safety concerns and storm damage. More work is needed and will likely occur next year.
3. The driving range project has begun and will be leveled and new ~~planting starting~~ after planting starts next week.
4. The cart path project was completed; however, due to soil stability the contractor will return to repair the area at the 2<sup>nd</sup> tee. The carts with GPS have been received.
5. Bridges at #17 north, #15 south, #8 have been either replaced or repaired and the pond by #13 south will be lined and a new pump installed next week. The bridge at #1 south/#9 green is closed due to soil stability under a pier. Repair is not likely soon. Alternate routes are available.
6. Blue Note Concert Series:

A lengthy discussion occurred regarding the three-day concert event July 28<sup>th</sup> to the 30<sup>th</sup> and the ongoing weekend evening concerts. The three-day concert event will be located where the golf tournament food and beverage pavilion is located and driving range which is near the cottages along the first and second north fairway. The concert series will be held where the members' area is located during the golf tournament. There was a concern about noise for the Creekside and surrounding units. Music in both cases will run until 10:00pm per a county ordinance. ~~Parking, Parking~~ and security ~~was were~~ discussed in detail. A concern for security was voiced as the St. Helena concert last year had issues with traffic and security. Todd stated that Blue Note had developed a very robust safety and security plan. It was recommended that Todd review in detail the plans for security and traffic control. The ~~venue was discussed at the SCC Club~~ Board of Directors meetings with no objections had approved the venue. The parking plans were discussed in detail. A concern was raised ~~on about~~ potential parking in the Silver Trail community for the Jazz Festival.

7. Golf Tournament:

This is the final year of a three-year contract, and it is hoped to be renewed.

~~Hopefully~~Hopefully, it will be moved to the May timeframe in the future. This would be better for the members and the required golf course maintenance needed due to the fall timeframe. Fortinet would prefer the springtime. Room and condo rentals for this coming tournament in September are excellent. Because the tournament is scheduled immediately prior to the Ryder cup, it is hoped that our event will draw top names as a warmup. Todd reported that he will be meeting with Andy McDowell, Sport 5 to discuss the rest of the contract year (year 3 of 5).

#### Silverado Fire Safe Council Report:

Linda Cantey the chair of the ~~council~~council, reported on the current projects of the council.

1. The Milliken Creek Project to reduce fire fuel from the B&C condos to Atlas Peak Road has raised funding from the creek neighbors of approximately \$8,000 and the rest of the \$21,000 will be funded by the SFSC funds.
2. Napa Communities Firewise Foundation has been informed that the county will provide 9.6 million for the upcoming year with \$150,000 allocated for Silverado, but that can not be counted on every year. There remains a revenue stream concern. It was stated that because the special tax failed to pass we will have the same funding issues each year. Maintenance of the projects needs to be annual so that the cost does not escalate every three years. The fuel break above the community ~~cost~~costs 1 million dollars with funds provided by the county and CAL FIRE. It was recommended that we entertain a Silverado Special District property tax earmarked for fire defense be entertained when the timing is right.
3. Linda also reviewed a project for individual homeowners to obtain reimbursement for defensible space activities. The monies for this came from a CAL FIRE Grant and is for the entire county. Fifty percent of the project ~~cost~~cost, up to \$3,500 may be requested. Information may be found on the NCCF web site and under the SPOA Firewise tab. The homeowner's self-assessment tool is very beneficial even if one does not proceed with the request.
4. The creek work needed by Silverado Oaks was discussed and reported to be in the contract investigation phase. The HOA now has the funds to complete this priority work.

#### SPOA Committee Reports:

1. Finance:

Bill Foureman reviewed the financial report provided by Jim Tidgewell. The fund balance was reported as \$116,090.11. Quarter expenses for website, office supplies, PayPal fees, meeting expenses ~~was~~were \$2,151.45.

2. Membership and Dues:

Bill Foureman reported for Sharon Bobrow. Membership dues received to date was \$ 18,120. Bill reported that this was a normal income each year.

3. Nominating and Elections: No report currently.

4. Landscape:

It was reported that the water main leak at Hillcrest and Atlas Peak was repaired by the city. Todd Shallan stated that the resort has free mulch for use by the landscape company. Bill will communicate this to Michael Karath.

5. Architectural Review:

Carolyn Adducci reported the approval of the building plans for 542 Westgate Drive. 4140 Hillcrest which faces the Burning Tree Court is not progressing. The plans were not adhered to, and the original architect is no longer on the project. Carolyn stated she will make a visit with the county building department/county building code enforcement to determine next steps and encourage a SPOA sign off as part of the planning departments process. 236 Westgate and 105 Canyon Drive never requested a review. 105 Canyon Drive is blocking another property's view. 101 Canyon Drive has requested review.

6. Additional Comments:

Julia Smith stated that at a recent Cal Fire Engine educational session for the Saint Andrews Drive neighborhood, a resident brought up the need for a community alert system and what had happened to that initiative. Bill stated that the feasibility of a siren was deliberated several years ago and felt not to be advantageous by the county. Julia will communicate this to the interested party. Julia also encouraged attendees to join SPOA.

With no further business the meeting was adjourned at 5:40 p.m.

Respectively Submitted:

Susan Deringer, Acting Secretary

