

SILVERADO PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE MEETING

April 26, 2024

Members Present: Bill Foureman, Jim Tidgewell, Con Hewitt, Nancy Sandbulte, Janet Bollier, Vicki Hamilton, Tammy Smith, Kimberly Scott, Julia Smith, Mark Coleman, Nancy Pollacek, Ron Jacobs, Kathy Oates, Don Winter, Susan Deringer

Guests: Linda Cantey, Michael Karath, Carol Rice, Chief JC Greenberg, Kellie Rambolt (Napa County), Todd Shallan, David Walter, Jill Berger and many other community residents.

Bill Foureman called the meeting to order at 4:00 p.m. in the Saint Andrews Room of the Silverado Members Clubhouse.

A quorum was identified with 15 members present.

The Silverado Community Services District Advisory Committee portion of the meeting commenced at 4:05 p.m.

The following individuals were sworn in for a three (3) year term 2024, 2025, and 2026 by Michael Karath: Kimberly Scott for Silverado Crest and Ron Ryan for The Silverado Springs.

A motion was made to approve the SCSD meeting minutes of January 26, 2024, by Con Hewitt and seconded by Jim Tidgewell.

There were no public comments at this time.

Michael Karath of the Napa County Public Works Department reviewed the previously distributed District Manager's report.

Wildfire prevention update was tabled until the Fire Safe Council agenda item.

Sidewalk Update:

Michael reviewed the proposed area of sidewalk repair along Hillcrest by The Silverado Springs neighborhood. He explained the difference in cost in doing the entire area from Atlas Peak to the neighborhood entrance versus correction of the problematic portions of the sidewalk. Michael distributed the Black Diamond Project Proposal. Due to budget constraints only, the problematic areas will be repaired.

Street Sweeping Contract:

The RFP for street sweeping was released on January 17, 2024. Commercial Power Sweep (CPS), the current street sweeping company was chosen in March to continue its contract with the SCSD. There were two bidders for the SCSD contract. CPS's contract, signed in 2007, was for \$12,000 per year. The new contract is \$21,000 per year.

Street Lights:

Last month, SCSD staff contacted PG&E street light manager to discuss the aging green color of SCSD street lights. PG&E is amenable to refurbishing or replacing SCSD's 133 street light poles with black poles to match the streetlight tops. PG&E manager said a plan will be developed to determine costs.

Landscaping:

The annual irrigation system inspection has been completed, as the water was turned on this week. Sanchez Brothers have submitted a quote for \$2,000 in repairs throughout the SCSD. Sanchez Brothers will soon be installing flowers in Island 1 flower bed and Island 9 raised flower bed for the warm weather season. Also, SCSD staff set aside funds for smaller repairs for the following islands to be finished by the end of the fiscal year on June 30, 2024:

- Islands 19, 20 – These two cul-de-sac islands (Gleneagle, Colonial) need some plants replaced, boulders, mulching, and likely some redesign in spots.
- Island 21 – St. Michael's island off St. Andrews – residents requested installation of a walking area/path on the island
- Island 23 – Although mulched, the island needs a minor redesign and general sprucing up.

Positive comments about Sanchez Brother's work were made.

SCSD Budget Report:

Michael reported that the district is financially sound. One over budget unexpected expense of \$878.00 was the repair of the Atlas Peak/Hillcrest entrance lights that had been tampered with. The current available fund balance was reported as \$226,514.95.

The voted on full property tax increase of 3% CPI at the January SPOA meeting was determined to be 2.3%. This property tax increase will begin July first.

Napa Sanitation Expansion:

A discussion occurred on the possibility of increasing the sanitation coverage into our area. The current sewage coverage is at capacity and ends south of the Monticello community.

LAFCO's influence would need to expand too. Bill stated that the capacity issue has likely delayed further development in our surrounding area and for the resort.

With no further business, the SCSD meeting was adjourned at 4:28 p.m.

The Silverado Property Owner's Association meeting was reconvened by Bill Foureman at 4:28 p.m.

A motion by Con Hewitt to approve the minutes was made, seconded by Jim Tidgewell. The SPOA Meeting minutes of January 26, 2024, were approved as written.

Presidents Report:

Bill stated that he did not have any additional information beyond his recently published Annual Report.

The Silverado Resort Update:

Todd Shalan reported that the \$2.7 million cart path project should be completed next week. Positive comments on this project were received.

The Golf Tournament contract has been signed by PGA and Sports 5 will manage the event again this fall, September 11th – 16th. It has not been determined who will sponsor the event and that is up to Sports 5. There also is no information on if there will be a concert. It has been determined that there will not be parking on the South Course as crowds are expected to be smaller. Guest bussing from the fairgrounds will not be necessary so local lots will be used.

Conference Center renovation has been completed and new furniture is expected in May or June.

The pool will open Memorial Day weekend and the work to have a food service truck at this area is occurring.

The issue of dogs on the golf course was raised by Julia Smith. Dogs are not permitted unleashed on the course. Dogs on leash are only permitted when the course is not being used by golfers. SPOA members were asked to reinforce this with their individual areas.

SPOA Committee Reports:

Financial Report:

Jim Tidgewell reviewed and distributed the financial report. Each expense item was explained. The current fund balance is \$101,591.00. Bill stated that funds to support community needs such as fire fuel reduction was always an expenditure priority.

Membership and Dues:

Jim Tidgewell reviewed the member dues report for Sharon Bobrow. The dues collected in the first quarter was \$17,190.00. A question was asked if anyone paid more than the \$40.00 Two units paid \$45.00 and one unit donated \$100.00.

No report currently

Nominating Committee:

No report currently

Landscaping:

Nancy Pollacek stated that she did not have any additional comments to Michael Karath's report.

Architecture:

Bill reported for Carolyn Adducci that there were no sales or construction issues.

Presentation of the 2024 Silverado Community Wildfire Protection Plan (CWPP):

Carol Rice from the Napa Communities Firewise Foundation provided a PowerPoint presentation on the new 2024 CWPP. The initial CWPP was created and approved by SPOA in May of 2019. This assessment and plan are required to be performed every five years by the National Fire Protection Association and Firewise USA.

Key elements of the plan were reviewed and the proposed project plan going forward by Carol. The projects outlined will need to be funded. The full document had been distributed prior to the meeting to all members. (See the project list attachment)

A motion was made by Julia Smith to support the approval of the 2024 CWPP as presented. The motion was seconded by Mark Coleman and unanimously approved by the members.

Silverado Fire Safe Council Funding Discussion:

Battalion Chief JC Greenberg explained the need for ongoing maintenance of the fuel break and work within the community. It will be important to continue to pursue the Prop 218 track but in the meantime find another funding source.

A lengthy discussion occurred regarding how Silverado would fund the necessary work on an ongoing basis.

Michael Karath reported that on January 24, 2024, SPOA Chair Bill Foureman, Silverado Fire Safe Council Chair Linda Cantey, and SCSD staff meet with Napa County Fire officials

at the Napa County Administration Building. The County officials were supportive of the Silverado wildfire prevention effort but balked at supporting a Proposition 218 election that would more than double assessments on property owners. They said they would give their support if easements could be obtained from the 12 key property owners whose land is part of the Fuel Break, thus giving fire officials and contractors permanent access to maintain the Fuel Break. County officials are also requiring a formal engineer's report be conducted to determine the scope and cost of the project. Several weeks ago, letters were sent to the 12 key Fuel Break property owners to apprise them of the easement effort and gauge their interest in participating. Two property owners have responded thus far – one in support of the easement plan and one against.

Michael stated that following the meeting with LAFCO in January, it was evident that PROP 218 for a tax increase may take years to accomplish. Another newly identified issue was that our fuel break of 200 to 500 feet is not entirely within the SCSD boundary.

Linda Cantey explained that the fuel break funding this year had come from residents' personal donations. This is not a sustainable income source. The amount of dollars needed for the maintenance was distributed by Linda. There are six areas that will require maintenance going forward: Community Fuel Break, Creekside/Silver Oaks/ Oak Creek, Westgate Islands, Silverado Resort, B&C Condos and Silver Trail. The original cost for the projects was \$1,212,486.26 and the maintenance cost is estimated to be \$305,972.82. (See attachment)

It was recommended that the areas other than the fuel break \$216,850.00 should be managed by the adjacent property owners to each area.

Money needs to be raised now for this year. One potential revenue source could be raising the SPOA dues from \$40 to \$240 per year. Kathy Oates commented that one of the issues with increasing the dues is that the residents need to be shown a tangible benefit from belonging to SPOA. It would be of value to learn who in each area were not members and why they had not joined. The number of residents versus the number of SPOA members were reviewed for community several areas. Linda Kenchelian stated that when she had purchased her home on Saint Andrews two years ago, she was told about SPOA. She had expected SPOA to send her information which she did not receive.

Bill expressed the need to work closely with the Silverado Fire Safe Council. Linda asked if SPOA would support the Council in communication of the fund-raising need to all residents. A letter requesting funding support will be drafted for Bill's review. The method of communication was discussed. It was felt that the newsletter and emails were not adequate and mailing information should be considered. Linda reminded the group of the

May 18th Fire Fair at the Resort. It is hoped that this event will raise some of the funds needed for the fuel break.

With no further business the meeting was adjourned at 5:30 p.m.

Minutes respectfully submitted by Susan Deringer Eckerman

CWPP Projects Approved

NFPA Firewise USA Community Action Plan

The following is a compilation of activities submitted with the NFPA Firewise USA Community application. These activities span three years, starting in 2024, and cover Education and Outreach, Home Hardening, Defensible Space/Fuel Reduction, and Evacuation Planning. These activities generally address activities the FSC can do without outside funding, whereas the Projects listed in the previous section may require outside funding for implementation.

Education and Outreach Goals

1. Obtain and distribute educational information on defensible space, home hardening and preparation for fire emergencies.
2. Update annually the FSC's information on the Silverado Property Owners web-site with informational and educational materials.
3. Participate in at least one wildfire-related education/information meeting with a subject matter expert to improve awareness of wildfire risks; convey salient points to FSC.
4. Convene at least two FSC steering committee meetings to review programs and plans.
5. Conduct voluntary parcel-by-parcel evaluation of residences in the FSC area regarding defensible space and fire-resistant landscaping choices, and retrofit options in non-HOA area
6. Participate in at least one education/information meeting to share educational materials and opportunities regarding defensible space, fire resistant landscaping choices, retrofitting and home hardening options, proper signage, wildfire evacuation preparedness.
7. Inform, encourage and assist residents to apply for defensible space cost-share grant as appropriate to non-HOA residences.
8. Inform and encourage residents to access the Napa County free chipping program for their property.
9. Provide residents with consistent and detailed project updates.
10. Encourage residents to sign up for Everbridge alerts.

11. Educate residents about the need to identify locations suitable for emergency refuge in the event evacuation comes difficult or impossible.
12. Help to organize and invite residents to local Fire Resource Fairs and educational events to access home hardening information, materials, and resources.
13. Develop and distribute a newsletter containing topics such as home maintenance, home hardening, landscaping, defensible space, fire behavior and prevention, evacuation, and preparation for evacuation.
14. Fire Engine Days – conduct a visit from CAL FIRE in separate neighborhoods where our experts provide homeowners with education on individual home fire mitigation opportunities, as part of local FireSafe Fair.
15. Offer a home assessment course to the council members/community via zoom.
16. Update a list of properties that require defensible space work that are owned by disadvantaged, low income and/or senior homeowners in non-HOA areas.

Home Hardening Goals

1. Obtain and post educational materials on webpage and in newsletter of best practices for structure retrofitting.
2. Inform residents about possible financial incentives through PG&E and NCCF for hardening homes.
3. Showcase good examples of home hardening and defensible space throughout the community.
4. Provide contractors details for home hardening jobs by referring residents to the NCCF website.
5. Encourage residents to attend local FireSafe Fair, to access home hardening information, materials, and resources.

Defensible Space / Fuel Reduction Goals

1. Complete roadside vegetation treatments along key access routes.
2. Promote and encourage residents to participate in NCCFs defensible space cost-share program.
3. Develop FSC capacity to raise funds for vegetation management and fire protection activities by NCCF.
4. Support NCCF in obtaining grants for large fuel reduction projects, and develop significant roadside fuel reduction projects within the community.
5. Assist with neighborhood fuel reduction projects.
6. Continue to work with the Silverado Community Services District and the property owners to maintain fuel reduction and alternative evacuation access routes.
7. Work with homeowners, the resort and the Silverado Community Services District to remove hazard trees along roads.
8. Work with homeowners, the resort and the Silverado Community Services District to remove problematic roadside vegetation.
9. Identify other landscape modification actions that would provide protection against wildfire spread and plan their funding and implementation, especially in the ember-resistant zone.

10. Work with the Silverado Community Services District and the Resort to remove hazardous trees
11. Work with the Silverado Community Services District to remove roadside vegetation and create shaded fuel breaks.
12. Work with NCCFF to continue to remove roadside vegetation and create shaded fuel breaks.

Evacuation Planning (Ex. Preparedness and Routing) and Wildfire Preparedness

1. Create a FSC evacuation plan.
2. Distribute evacuation information found on the website via a mailing to all homeowners
3. Continue to encourage residents to know their neighbors' special needs, identifying those who will need more time to evacuate, and create a notification plan in the event of an impending evacuation order.
4. Create a FSC evacuation plan utilizing the existing resort plan and working with the local emergency management authorities and police authorities
5. Develop plans with the local authorities, resort, and the county emergency operations and distribute to the community residents-
6. Communicate the plans for evacuation to the residents and post on the websites.
7. Carry out a practice evacuation in one of the non-HOA areas - table top exercise at local gatherings.
8. Continue working with homeowners in developing and implementing their personal evacuation plans.
9. Continue to refine the evacuation plan for the community and include the resort's special events into the planning.

Silverado Fire Safe Council Funding Needs (as of 26 April 2024)



Map	Project	Original Cost	Maintenance
A	Community Fuel Break	\$ 850,000.00	\$ 216,850.00
B	Creekside/Silverado Oaks/Oak Creek	\$ 63,750.00	\$ 24,800.00
C	Westgate Islands	\$ 21,000.00	\$ 4,000.00
D	Silverado Resort	\$ 240,486.26	\$ 43,647.82
E	B&C Condos	\$ 16,250.00	\$ 6,700.00
F	Silver Trail	\$ 21,000.00	\$ 9,975.00
		\$ 1,212,486.26	\$ 305,972.82