

SILVERADO PROPERTY OWNERS' ASSOCIATION
MINUTES OF THE MEETING
Friday, August 4, 2023

Members Present: Bill Foureman, Joe Russoniello, Jim Tidgewell, Con Hewitt, Brant Morowski, Sharon Bobrow, Janet Bollier, Roy Yared, Vicki Hamilton, Tom Christenson, Mark Coleman, Ron Ryan, Nancy Pollacek, Jody Levy, Deenie Woodward, Carolyn Adducci, Paul Turner, Todd Shalan, Don Winter

Guests: Michael Karath, Linda Cantey and Alfredo Pedroza, Kelli Remboldt

Residents: Approximately 10 residents attended the meeting

1. President Bill Foureman called the meeting to order at 4:00 p.m. in the Saint Andrews room of the Silverado Members Clubhouse.
2. A quorum was identified with twenty-one members present.

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

1. The swearing in of Paul Turner, Sharon Bobrow, and Steve Massocco as members and Susan Deringer as Secretary was conducted by Michael Karath.
2. The previously distributed April 28, 2023, meeting minutes were approved as written.
3. Michael Karath, Napa County Department of Public Works reviewed the distributed updated District Managers Report. (distributed)
 - a. The damage due to a truck accident at Atlas Peak and Westgate has been repaired for \$2,000. Michael stated that he has made weekly attempts to obtain reimbursement from the truck's company without success. His next step may have to be seeking legal counsel.
 - b. The company which provided street sweeping through a rolling contract for several years without a rate increase has now doubled the price. Michael stated that he is investigating other providers.
 - c. Michael reviewed in detail the refurbishment of the community islands. Work continues the entrance island at Hillcrest and Atlas Peak. Overall, he is very pleased with the current contractor Sanchez Brothers.
 - d. The dead tree on Hillcrest which hangs over the sidewalk will be removed next week. This tree removal cost will be shared by the landowner and the District. There would be District liability if the tree fell across the District's property.

- e. Michael stated that the sidewalks would be assessed by Black Diamond in two weeks to determine the priority of areas in need of repair. Concrete is too expensive; therefor, asphalt will be used.
- f. He has received complaints about one streetlight missing on Westgate creating a hazardous dark spot. PG&E stated it is not their light. In investigating the county records there was no record of it's being a county responsibility. It was suggested that he identify someone higher up at PG&E to contact. Members were asked to look at the area and let Michael know the degree of the problem.
- g. The District's budget has the funding needed to complete scheduled work until the November property taxes are received. (Budget report distributed)

With no further questions, the Special District's portion of the meeting was adjourned at 4:25 p.m. by Bill Foureman.

Bill Foureman reconvened the SPOA portion of the meeting.

The previously distributed April 28, 2023, SPOA meeting minutes were approved as written.

President's Report:

1. Bill Foureman reviewed the funding concern for the Napa Communities Firewise Foundation (NCFE). He stated that the funding deficit from the county is approximately five million dollars. Our community requires \$250,000 a year to maintain our fuel breaks and creek work. The Communitywide Wildfire Protection Plan has been developed for the county and may be found on the NCFE website. So far there is no steady income stream to fund every year's brush clearance, and we need to develop one.
2. Bill reported that besides the noise the fears of property damage and security issues did not occur with the Blue Note Jazz Festival. He wished to obtain a unified SPOA position going forward.

Silverado Resort Update:

1. Todd Shallan reviewed the plans for the Fortinet Golf tournament and the Savor-y-Ritmo Latin Festival. The Latin Festival will be held on September 9th and use the tournament's concert venue with a VIP dinner in the Grove. It is a one-day festival with fewer participants than the golf tournament.
2. The conference center will be refurbished in December with new carpet and paint much like the changes seen in the Grill area.

3. The cabana at the spa will be assembled next year since only the fabric was received and not the structural poles needed for assembly.
4. Todd was asked how many people attended the Blue Note Festival. Ticket sales were six thousand for Friday and Sunday and seven thousand for Saturday.

County Supervisors Report:

1. Alfredo Pedroza reported that there was a new county CEO relocating from Kern County, Ryan J. Alsop.
2. Fire Prevention: He stated that CalFire is not responsible for prevention, only suppression and safety. It is up to us to address the prevention of fires. The county signed a two-year contract with CalFire and going forward the county may entertain developing their own team. He is not in favor of a fire tax in 2024. A suggestion was made that the county should look to the insurance companies to supply funding out of their high premiums as a way to protect their assets.
3. He reviewed the county road work and stated there would be a request to extend the road tax in 2024 (Measure T).

Silverado Fire Safe Council (SFSC):

1. Linda Cantey provided a report on the current fund raising by Paul Cantey for the maintenance of the 200-300-foot fuel break above the Highlands/Westgate and the Crest. This will likely be performed primarily by goats and \$150,000 is needed. Currently, we have \$65,000 in pledges. The council hopes that with SFSC funding, SPOA funding, and NCFE funding we will be able to address the entire area last cleared in early 2022.
2. Bill Foureman reported that the Silverado Oaks creek work was again slowed due to the need to identify a way to stabilize the land when removing the invasive black berries. The Corps of Engineers may be involved. Most of the work has been completed.
3. Linda announced there will be an educational event at the Members Clubhouse for the entire community on October 7th from 4 to 6 p.m. The speakers will be from CalFire, the Insurance industry and the SFSC regarding work accomplished and next steps.

A motion was made by Joe Russoniello to provide the SFSC with \$10,000 for the fuel break work. The motion was seconded by Tom Christenson. There was a unanimous approval by the members.

Financial Report:

Jim Tidgewell reviewed the finances current as of June 30th. The cash balance was \$113,000. Revenues through membership dues were \$4,185. Expenses included the meeting room, website and other for \$1,518. Of the previously SPOA allocated \$25,000 to the district, \$4,800 dollars were spent for the two Westgate ravine islands fire fuel maintenance. The loss for the last three months ending June 30, 2023, was \$2,133. Membership dues received year to date were \$22,285.

Membership Dues:

Sharon reported that the receipt of dues was trending comparable to prior years. Having a notice periodically in the SPOA newsletter does appear to help. Of the 1091 properties 557 residences are paid SPOA members.

Membership Rotations:

Joe reported that six community areas will need to nominate new Directors beginning in October: The Crest, Saint Andrews, Burning Tree, Westgate, Silver Trail, and Silverado Springs.

Landscaping:

Nancy stated that Michael Karath had covered her report.

Architecture Review:

Carolyn Adducci provided the following report.

“101 Canyon Drive has requested a meeting and the owners and architect are out of town. I did reach out but could not coordinate the meeting at this time to walk the lot. The neighbor above was concerned about some of the aspects of the plans.

Another home on Westgate asked for approval of their landscape plans and we have nothing to do with the landscaping.

Several new homes are under construction but did not submit plans to SPOA, 236 Westgate that is now blocking the views of 105 Canyon Drive in the Crest, 160 Westgate, a new spec home and other rebuilds on Kaanapali that has multiple projects going on. I have never seen so much construction on one street.”

Bill and Carolyn will book a meeting with the County Planner to discuss our role.

Community and SPOA Blue Note Jazz Festival Comments:

Approximately 12 residents attended the meeting. Bill Foureman opened a discussion on the outcome and concerns surrounding the festival. The following were the key comments made by the residents and SPOA members.

1. What is the resort's business plan going forward?

Todd explained that there was a county ordinance that would only allow the resort to have three events exceeding 400 attendees per year. The golf tournament has been grandfathered in and was not included in the three events.

2. Could the stages be rearranged to decrease the loud noise impact on the residents?

Todd stated that there were many learnings from the event and this issue would be addressed with Blue Note. The noise level was objected to by many of the residents and members.

3. How will the parking be managed for the golf tournament – Why the parking on the south course?

Todd explained that one of the guest and players improved satisfaction elements was being close to the tournament when parking. The tournament agronomist experts and the resort agronomist determined that the course could be restored within two weeks, hence parking will be located behind the pond on #11, 12,13, and 16. The fan village will be located near the parking area. Todd reviewed the organizational structure of the tournament: Sport 5 is the managing entity for the PGA and Fortinet is only the sponsor. We will be one of only 32 courses on the tour next year.

Additional comments:

- The cottages were negatively impacted for two weeks due to the necessary set up. Windows rattled and the noise for three days straight 9 a.m. to 10 p.m. was felt to be unacceptable.
- A resident on Westgate stated that he was unable to use his yard due to the loud noise. He also stated that property values would decrease with this type of activity.
- Our community can not handle the intensity of three stages.
- The venue did not contain just Jazz performers.
- One HOA stated that they planned to oppose this type of event in the future through the Planning Commission and legally.
- Only a 9-hole course available during the golf tournament was seen as a problem for a member.

- We need to investigate other ways to improve diversity and satisfaction while maintaining community satisfaction.

In review, fears regarding traffic, security, etc. were not realized throughout the community. The most vocalized concern was the noise level, and the cottages were the area with the highest impact.

Due to the time, Bill Foureman adjourned the meeting at 6:00 p.m.

The next meeting will be held October 27th at 4:00 p.m.