

Approved 1/26/2018

Silverado Property Owners Association
Minutes of Meeting
November 9, 2017

Attendance: Andy Kirmse, President; James Wilson, Vice President; Cathy Enfield, Secretary; Con Hewitt; Joel Bloomer; Bill Jovick; Sharon Bobrow; Deenie Woodward; Mike Bellanca; Paul Roberts; Bob Fiddaman; Don Winter; Ed Ulshafer; Chris Lewis, Napa County; Julie Kirk, Napa County; Veronica Faussner; Leandra Stewart; Nancy Pollacek; Mary Ellen Wilson; Joe Russoniello; John Evans, Silverado Resort & Spa; Alfredo Pedroza, Board of Supervisors, Napa County.

Meeting called to Order: President Andy Kirmse called the November 9, 2017 SPOA meeting to order at 5:02 p.m. He thanked everyone for attending this meeting, especially those people who have traveled from a far distance to be present.

Approval of SPOA Minutes of July 28, 2017 meeting: President Andy presented the July 28, 2017 SPOA minutes and asked if there are any corrections/additions. None were mentioned.

Motion (Jim Wilson); Second (Joel Bloomer); Unanimous approval: To approve the July 28, 2017 SPOA Board of Directors meeting minutes as submitted.

Presentation by John Evans, Silverado Resort & Spa: President Andy thanked John Evans for attending this meeting, and he moved him up on the agenda so he could make his report early and leave for another Silverado commitment. John thanked the Board for inviting him. He said things have been incredibly busy at the resort since October's fires. He said thankfully Silverado did not suffer any fire damage to buildings; however, there were considerable smoke issues. He detailed all the cleaning of interiors and shampooing of furniture that took place, outside structures and windows were cleaned, as well. And, he said there they just received a bid for replacing the bridge that was lost. He said the driving range has just been opened again, and the one grandstand that burnt down has been cleaned up and is being rebuilt. He also reported that Silverado lost about 40 trees and they are in the process of being replaced. John said they are working hard to rebuild the Silverado business levels, as are most all of the other Napa Valley hotels. He commented that for several days, the media pounded our Napa Valley area and people saw the awful images of fire devastation. Then, after that, the media left and never returned to report on the rebuilding and clean-up that has taken place; so that people have had the negative fire images of Napa and Sonoma Valleys in their minds and it has drastically hindered transient and vacation travelers to our area – which has significantly hurt the

pocketbooks of businesses. Con Hewitt asked if Silverado Resort & Spa is giving any discounts to people who have lost their homes, and John said they are. There are several families who have moved to Silverado condos for long-term stays, and they are receiving discounted rates. Director Roberts thanked John for that consideration, and President Andy thanked John Evans for his report to the SPOA Board.

President's Report: President Andy began his report by commenting on how many people in the Silverado community have experienced either the complete loss of their homes or have suffered property damage of some kind as a result of the October 2017 fires. He said over 130 Silverado neighbors lost their homes to fire devastation, and countless others experienced some level of property damage from the fires. He reported that 10 of SPOA's Board members and Alternates lost their homes, and that our thoughts and prayers are with them – and he especially thanked those who are in attendance at this meeting. He said it is a difficult time, but SPOA is here to help in whatever way possible.

E-Blasts: He said during the time just following the fires, SPOA began publishing E-Blasts (web newsletters) to the community with vital information about FEMA, EPA, OES, Napa County and other critical news and information. He said that over 60% of the E-Blasts were viewed by SPOA members, an extremely high percentage, and the feedback has been excellent. President Andy thanked Dewey (SPOA's webmaster) for his part in producing and disseminating the E-Blasts in a very timely manner. He also thanked Supervisor Alfredo Pedroza for his part in providing SPOA with timely updates about County information, especially about clean-up and debris removal information for the E-Blast publications. President Andy expressed appreciation to Supervisor Pedroza for his availability by cell phone – *day and night* -- to answer questions or requests for help. President Andy said he has no doubt that our community will recover and be great once again. Everyone concurred with these positive comments.

Membership & Dues Chairman: President Andy reported that Tammy Smith has resigned her position of Chairman of Membership and Dues, effective December, 2017. Although she could not attend this meeting, President Andy thanked her for serving during 2017. To take her place, President Andy reported that Cathy Enfield, SPOA Secretary, agreed to serve as Membership and Dues Chairman. She will handle the January 2018 invoicing and collection of dues. Also, another item of business will be to help non-HOA areas in Silverado to begin paying dues "in bulk" (one check for an entire area's dues). The Board accepted this recommendation.

Executive Committee: President Andy reported that he has appointed Con Hewitt, past SPOA President, to the SPOA Executive Committee. President Andy said that Con brings valuable experience/insight to SPOA, and he will be a highly valuable asset to the Executive Committee. The Board accepted Con's appointment to the Executive Committee.

2018 SPOA Dues – How to Collect: President Andy reported that a notice for dues will be placed on the SPOA website with the new “send to” address. At this time, he asked the Board how the dues should be handled for SPOA members who have lost their homes. For example, he said that Silverado Resort & Spa has given Members who lost homes a “dues payment time-off period” of four months (Oct., Nov., Dec., 2017 and Jan., 2018), as an act of helpful relief. President Andy asked if SPOA should do this. Director Roberts commented that SPOA dues are so low (only \$20) that the invoices should be sent out as usual, to everybody. Director Bill Jovick suggested one way to make dues collection easier is to have certain non-HOA areas, like upper Westgate Dr. (5A & 5B), Kaanapali Dr. (Unit 1), The Springs and Silver Trail areas, designate someone to collect property owners’ dues checks, then to issue one aggregate dues payment check (a bulk check) for those property owners. He suggested this could be a loose-knit group *without* forming an H.O.A. Everyone agreed this is a good idea. Then, Director Jovick also suggested that SPOA’s dues should be increased, and the group also agreed with this idea. That idea was then assigned to the SPOA Executive Committee.

2018 SPOA Dues – How to Use: It was asked how much money there is in the SPOA Treasury. President Andy said SPOA has approximately \$77,000 in the bank. It was then asked if SPOA can spend this money, and on what? Landscape Committee Chairman Mary Ellen Wilson asked if it is possible to use some of SPOA’s funds for areas in our community where there is fire damage? Director Hewitt said that Mary Ellen has a good point, and that is something that should go to the Executive Committee. Director Russoniello said that considering the severe magnitude of this fire disaster, spending SPOA funds for repair/renovation of our neighborhood is exactly the way the funds should be used. The Board concurred with this idea, and the Board referred this suggestion the Executive Committee. At this time, the Board also agreed that the dues should be increased to meet the mounting needs of our neighborhood because of the fire devastation. The Board concurred this should also go to the Executive Committee.

Director Ed Ulshafer suggested that SPOA consider setting up a “Fund A Need” or a “Go Fund Me” type of website where people can make donations to help our fire-stricken area. The Board agreed this is a good idea, but said it should be specifically designated for *only* the Silverado Community and no other locations. All agreed with this idea.

SPOA Board of Directors Meeting Dates for 2018: President Andy presented the 2018 SPOA Board of Directors Meeting dates, as follows:

January 26, 2018

April 27, 2018

July 27, 2018

October 26, 2018

The Board agreed to these dates. President Andy said these dates will be published as the official SPOA calendar and they will be published on the SPOA website.

SPOA Election Report -- Nominating Committee Report for Open Board Positions: Director Joe Russoniello reported the nominations are in for the six open SPOA Board of Directors positions, and they are as follows:

Sharon Bobrow -- E -- Oak Creek East (Units 1 & 2)

Paul Roberts – J -- Silverado Crest

Ed Ulshafer – O -- Silverado Unit 4 (Westgate)

Doug Walker – R – The Springs

Jim Wilson – T – The Highlands

Steve Massocca – U – the Grove at Silverado

Joe stated that these individuals are the current incumbents, and their application forms are complete showing they all desire to serve SPOA. He said there are no other applications or nominations for these seats. Therefore, it is recommended that the SPOA Board of Directors approve these nominees, that their terms be confirmed to begin on January 1, 2018, and that their terms are for three years.

Motion (Russoniello); Second (Hewitt); Unanimous approval: That the six open Board of Directors positions be filled by the persons nominated, as reported, and they are to serve a new three-year term starting January 1, 2018.

Architectural Review Committee Report: Chairman and Vice President Jim Wilson reported on the activities of the Architectural Review Committee, noting that the biggest project to date has been the house renovation at the corner of Hillcrest and Westgate Drives. This complete remodel project has been going on for nearly two years, however, the contractor says it is due to be completed sometime in February/early March 2018.

Chairman Jim asked that Board members help search the community for additional people who would be willing to serve with him on this committee. Everyone agreed this should be done ASAP, especially because of all the new building going on. Someone asked the question about whether SPOA will be required to review and approve plans for all the new homes being built, or if those plans where there are HOAs will be presented to the local HOA for approval? President Andy suggested this is a matter that needs to be discussed further with Napa County, and the Board concurred with this. Director Russoniello commented that he feels it is imperative at this time to develop a “building plan review protocol” for those homes/units not in local HOA’s, to determine just to what extent SPOA is (or will not be) involved. Also, Director Hewitt suggested that we go back and review the old Architectural Guidelines for further

direction. The Board agreed this should be done and the Executive Committee should be involved in the review.

Finance Report: President Andy said that Treasurer Jim Tidgewell is absent from this meeting, but his Finance Report will be posted on the SPOA website. President Andy reported that there is a Fund Balance of \$77,333 as of 9/30/2017. He also mentioned notable expenses: SPOA's 2017-2018 Directors & Officers Liability Insurance; the newsletter production charge of \$1,150 (twice a year). The Board accepted this Treasurer's Report.

Old Business: There was no Old Business for discussion.

New Business: Director Jovick mentioned that he is gone from Westgate Dr. now, and his job of filling the "Mud Mitt" baggie-stands for dog-walkers is going unattended. He asked for volunteers to fill the four stations: lower Westgate Drive stand, upper Westgate Drive stand, the Silver Trail stand, and the Silverado Springs stand. There were volunteers who agreed to help Bill with that job, and he thanked them for the consideration.

For the Good of the Association: Director Sharon Bobrow thanked President Andy for the great job he is doing on the SPOA E-Blasts which are full of useful information and helping everyone in the community. The Board concurred with this and thanked President Andy.

Adjournment: Before adjourning, President Andy thanked Director Ed Ulshafer for bringing his own wine (Brian Edwards) to share with everyone for the after-meeting SPOA Wine and Cheese Tasting. Everyone thanked Ed, and the meeting was adjourned at 5:35 p.m.

Respectfully submitted,

Cathy Enfield
SPOA/SCSD Secretary