

SILVERADO PROPERTY OWNERS' ASSOCIATION
MINUTES OF MEETING
FRIDAY, January 27, 2023

SPOA Attendance: Bill Foureman, Tom Christianson, Jim Tidgewell, Roy Yared, Nancy Pollacek, Donna Morqay, Brant Mozowski, Mark Coleman, Jodi Levy, Deenie Woodward, Con Hewitt, Todd Shallon, Mary Sandbulte, Carolyn Adducci and Julia Smith

ZOOM participants: Veronica Fasusner, Ron Ryan, Don Huchins and Vicky Hamilton

Guests: Michael Karath and Linda Cantey

1. President Bill Foureman called the meeting to order at 4:08 p.m. in the St. Andrews Room at Silverado Members Clubhouse.
2. A Quorum call was facilitated and met with eighteen participants.
3. Continuing Directors, Mary Sandbulte and Nancy Pollacek were sworn in by Michael Karath to serve the term of 2023-2026 representing Fairways and Highlands, respectively. Sharon Bobrow and Steve Massocco will be sworn in during the Q2 Meeting.
4. According to the SCSD Bylaws Part II, Section 18, Paragraph 4, the committee shall elect a chair and vice chair at the first regular committee meeting of the calendar year.
A motion was made to elect Bill Foreman, SPOA Chair and Joe Russoniello, Vice Chair, by Con Hewitt/second Deenie Woodward. Motion passed unanimously.
5. **A motion to approve the Oct. 28, 2022, Silverado Community Services District Advisory Committee minutes was made by Con Hewitt/second Brant Mozowski. Motion passed unanimously.**
6. Public Comment – No comments.
7. Mike Karath, Napa County Dept. of Public Works provided the District Manager's Report.
 - a. Planter boxes repaired for \$1900 due to an accident on one of the islands. The charge was reimbursed by the individuals insurance.
 - b. Landscaping update was provided. Island sprinklers repaired. Mulch will be deferred until next year. Kaanapali/Hill Crest entrance has been cleaned up by the owner, irrigation and vegetation on the County property will be implemented in July. Island 18 refurbished with Fire Wize grants but still needs attention. Next year, additional St. Andrews islands will be updated including St. Michaels.
 - c. Budget Report – Special tax and FY23 spending to date was reviewed in detail. FY24 budgeting has been started and should be consistent with FY23. The community services funding from the Silverado property owners tax needs to increase to cover inflation for services.
Motion made to increase the SCSD to the fullest amount possible was made by Con Hewitt/Second Ron Ryan. Motion was passed unanimously including Silverado Resort Ownership.
8. SPOA meetings are scheduled for the last Friday of the first month of each quarter. The budget allocation will be finalized before the Q2 meeting. The committee agreed to delegate allocation to Michael Karath. The final budget will be presented at the April meeting.
Motion to approve budgeting delegation to Michael Karath was made by Con Hewitt/second Ron Ryan. Motion passed unanimously.
9. Prop 218 Vote: wildfire mitigation and sidewalk repair.
 - a. To provide a full plan for repair a construction consultant would be required at a cost of \$100k. It is suggested to allocate funds each year to address repair. A construction consultant study would not be

required for a SPOA project per Westgate Island fire mitigation precedent. It was suggested to combine sidewalks with Prop 218. This suggestion was not endorsed.

b. SPOA could match or provide funding in addition to the District's support to accelerate repair.

10. **Motion to approve October 28, 2022, SPOA minutes was made by Con Hewitt/second Ron Ryan. Motion passed unanimously.**

11. SPOA meetings are scheduled for the last Friday of the first month of each quarter (April 28, July 28, and Oct. 27).

Motion made to approve the meeting schedule by Con Hewitt/second R Ryan. Motion passed unanimously.

Con will confirm the meetings have been scheduled with Silverado Members Club House/ Tony Monico to ensure it does not interfere with Membership wine tasting.

12. President's Report –

Silverado residents should be pleased with the recent decision by the County to bypass the Bishop lot on Hedgeside Drive and the corner lot at Monticello/Atlas Peak owned by George Altamura. George A. withdrew the property from the market.

Linda Cantey has been invited to participate to help us protect our community from future wildfires. Fire protection needs money for brush abatement and suppression. Sales tax increase was voted down last year and donations are limited. Bill advocates for Silverado to tax ourselves for fire suppression similar to other services.

13. Silverado Resort – Todd Shallan, General Manager.

a. Todd is supportive of funding to Silverado community for fire prevention.

b. With 15" of rainfall, the resort lost 20 days of play, 6 trees and needed to focus on flood prevention. Tree removal is a 2-3 year project which will cost around \$500k for dead trees and those not native to the area. Prioritizing those most dangerous to pedestrians and golfers. Trees on No. 4/5 South may be an issue. Signature has their own arborist.

c. The pool project is nearing completion. The pool coping will be replaced in March. Hot tubs are currently being repaired.

d. Roofing project has started with the loading docks and moving south. Avoid the loading dock with carts and pedestrians due to equipment and cranes.

e. Cart path project started on the south course from Champ Bridge to No. 5 and Grove. Project is ahead of schedule and include removing the existing asphalt and adding new base layer. Some cart paths are being removed such as the path between No. 2 and No. 9. The project should be completed in a couple of weeks.

f. The Grill renovation is scheduled for March including carpet, wall paper, light fixtures and furniture. Same concept and floor plan will be maintained.

g. Fortinet is in planning. For the tournament the flow of th course will change: No. 10 (16), 11 (17) which will require 8 and 9 to be modified. This will provide more TV viewing on the nicer holes and increase hospitality venues. The future of the tournament is still in conversation as well as timing of 2024 (spring?). Fortinet is looking to elevate the event and potentially more than \$8M purse which would help TV coverage.

h. One year acquisition anniversary is next week. Plans are to continue to invest and grow the property. Group reservation pace has increased and occupancy has been solid.

14. Napa County Update – Alfredo Pedroza, Napa County Supervisor was unable to attend.

15. Fire Safe Update – Linda Cantey, Napa Community Firewize Foundation

a. 153 homes burned in 2017. NCCFF had \$1M grant funded by the county and completed the work to create a 300 ft. fire break for less money. The tax failed and funds (~\$300k) are needed to maintain the fuel break which was recently completed. If not maintained, the cost to recreate will be another \$1M+.

b. Community Foundation structure is in place for dispensation of funds.

- c. Original 1967 services included fire prevention in the scope of the Silverado Community Services District. In 1991 this was removed by LAFCO but could be petitioned for future consideration. Once established, need Silverado to vote on the additional fee which will take 2/3 majority. The structure to separate the funding is needed.
- d. Senator Dodd passed a bill in 2022 to facilitate climate protection districts which would create a district which we already have.
- e. Each community is responsible for defensible space, but brush clearance is needed outside of the residential area. Silverado needs to take care of itself.
- f. SPOA dues could also be increased to fund the prevention vs the County assessment. To accomplish this goal The Crest needs to join SPOA.
- g. It was recommended a more detailed proposal on what would be funded and the funds that are necessary. It was agreed that discuss again at the next meeting.
- h. County code enforcement will ensure compliance of the 100 ft. defensible space at each resident and the Condos.

16. SPOA Committee Reports -

- a. Finance – Jim Tidgewell, we currently have a balance of \$100, 101 with \$1,560 of revenue from dues collection and \$725 website/\$605 meeting expenses during the last quarter.
- b. Membership and Dues – Sharon Bobrow, At Year end, 749 properties have paid dues for revenue of over \$29k. We encourage all Advisory members to encourage membership.
- c. Nominating and Elections – Joe Russioniello, not present.
- d. Landscape – Nancy Pollacek, nothing to add.
- e. Architectural Review – Carolyn Adducci, Construction has been halted on the contractor build at Burning Tree/Hillcrest.

17. Old Business –Leslie Manzone has accepted the position as SPOA secretary for 2023. She will commence reporting with 2nd quarter.

18. New Business – No new business.

19. Comments/Suggestions for the Good of the Association – none.

20. Adjournment was 5:38 p.m. by Bill Foureman

21. Next Meeting: Friday, April 28th, 2023.

Respectfully Submitted,

Julia Smith

Julia Smith, Acting Secretary