

**SILVERADO PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF MEETING**  
**FRIDAY, October 28, 2022**

**Attendance: President Bill Foureman, Dede Monette, Nancy Pollacek, Steve Massocco, Don Winter, Jodi Levy, Ron Ryan, Susan Deringer, Mark Coleman, Mary Sandbulte, Jim Tidgewell, Marlene Rosenberg, Todd Shallan, Roy Yared, Carolyn Adducci, Tom Christianson, Roseann Burhenne, Joe Russoniello, Veronica Fausner, Janet Bollier, Con Hewitt, Alfredo Pedrosa, Michael Karath.**

1. President Bill Foureman called the meeting to order at 4:00 p.m. in the St. Andrews Room at Silverado Members Clubhouse.
2. A Quorum was met.
3. The Silverado Community Services District gave its report.
4. A motion to approve the July 29, 2022 minutes was made, seconded, and passed.
5. President's Report –
  - Bill reminded the group that the state's Housing Element proposal remains active. The County must designate two sites in "high-resource" (read "affluent") areas for placing 106 high-density and/or affordable housing units, two of which are in our neighborhood- the Altamura lot at Atlas Peak and Monticello, and a site on Hedgeside Avenue. (See A. Pedrosa notes for more info).
6. Napa County Update – Alfredo Pedroza, Napa County Supervisor.
  - Three other sites in the County are a much better fit for the Housing Element goals:
    - 1) Foster Road, 2) Skyline Park, and 3) Lake Berryessa. All 3 have better infrastructures in place. Silverado's biggest issue is sewer capacity, and the proposed solution to put a temporary sleeve on the sewer would likely be ineffective. Alfredo recommended we continue to take a low-key approach to this issue.
  - Paving updates in our area – Kaanapali, Silver Trail and Inverness are all scheduled to be repaved in 2023.
  - i. Pacaso is NOT interested in Silverado CC properties, per discussions between Alfredo and Pacaso Mgt.
  - Firewise – Alfredo feels very positive about our position coming into this fire season. Between brush clearing, new early spotting technology, our firefighting aircraft and greater public awareness Silverado appears well-prepared for new wildfires.
  - PG&E has undertaken a 10 year project to move high-voltage transmission lines underground. We hope that upper Atlas Peak and Soda Canyon will make this transition early in the process.

7. Silverado Resort – Todd Shallen, General Manager.

- American Asphalt is working on-site over the next few weeks. The main entrance will be 1-lane traffic for at least a week.
- The next week, the South Lot resurfacing will begin followed by the North lot the following week. Please note – **Parking will be restricted around the property!**
- The South golf cart path repair between the mansion and up to #5 will then get under way. Much of this path will be widened to accommodate 2-way traffic and larger vehicle access to The Grove. The path between #9 North and #2 South will be removed.
- A fleet of new Golf Carts should be arriving in late December.
- New Maintenance Equipment should be arriving in the early Spring.
- KSL has already spent well into seven figures

8. SPOA Committee Reports

c. Nominating and Elections – Joe Russoniello, Chair (report taken out of order)

- 3 neighborhoods will be having their elections this year, Oak Creek, The Fairways and The Grove.

9. Fire Safe Update – Susan Deringer, Silverado Fire Safe Council Chair.

- Activities in 2022 – Alta Mesa perimeter clearing up to 300 feet cost \$500,000, paid by Cal Fire and Napa County. Continued maintenance of this area is built into the Napa Communities Firewise Foundations' five-year plan.
- Creekside, B&C Condos and Oak Creek East grant work was completed at a cost of \$40,000, covered by grants funded by proceeds from Senator Bill Dodd's holiday event.
- The August Fire Safe Fair was a success. Over 300 community members attended. 31 vendors were present along with our local fire agencies and first responders. Thank you to Silverado CC for supporting this event with the venue, staff, AV equipment, set up and take down. Mayumi Sakazaki and her team of 4 council members organized it.
- The Firewise Council is currently developing criteria to support future requests. One area of concern is the creek bed between Silver Trail and Kaanapali.
- The Council will need additional funds to continue its mission.
- The Firewise USA recognition application was approved and lasts until November 2023. This certificate will be posted on the SPOA website and might provide insurance discounts. Be sure to look it up!
- On December 6<sup>th</sup> at 4:30 there will be a Zoom call on Fire Behavior and Fuel mitigation. The link will be available soon.

10. SPOA Committee Reports - continued

- a. Finance – Jim Tidgewell, we currently have a balance of \$99,862. There was no revenue this quarter and expenses were \$37,173. More dues are expected in the next quarter.
- b. Membership and Dues – Sharon Bobrow, Bill Foureman reported for Sharon that there had been no new developments.
- c. (see #8 above)
- d. Landscape – Nancy Pollacek, nothing to add.
- e. Architectural Review – Carolyn Adducci, one request for a one-story farmhouse style home to be built on Westgate.

11. Old Business – none.

12. New Business – This is Dede Monette’s last meeting. Anyone interested in serving as SPOA Secretary, please reach out to Bill Foureman.

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

14. Adjournment was 5:31 p.m.

15. Next Meeting: January 27<sup>th</sup>, 2023.

Respectfully Submitted,

Dede Monette, Secretary SPOA