

SILVERADO PROPERTY OWNERS ASSOCIATION
MINUTES OF MEETING
FRIDAY, FEBRUARY 4, 2022 DRAFT

Attendance: President Bill Foureman, Dede Monette, Nancy Pollacek, Michael Karath, Carolyn Adducci, Con Hewitt, Jim Tidgewell, Steve Massocca, Tom Christianson, Leandra Stewart.

Attendance by ZOOM: Janet Bollier, Leslie Manzone, Joel Bloomer, Joe Russoniello, Ron Ryan, Veronica Faussner, Vicki Hamilton, Mary Sandbulte, Roy Yared, Sharon Bobrow, Alfredo Pedroza, Tammy Smith, Julia Smith.

1. Meeting Called to Order: President Bill Foureman called the meeting to order at 4:05 p.m. in the St. Andrews Room at the Silverado Members Clubhouse.
2. A Quorum was met.
3. Todd Shallan – KSL. After a brief introduction and a summary of his resume, Todd explained that KSL wanted to take a “Great Asset and make it better”. Silverado Resort has the potential to be a High, 4-Star Level Resort with all the Amenities. He asserted that KSL most likely will continue working with the current Troon Golf Management Group. Other possible improvements mentioned were new cart paths, a new cart fleet, an upgrade of The Grill Restaurant in both food & service with physical changes coming after a longer-term plan was in place. Both eighteen-hole golf courses would remain intact, and upgrades would be made to make both courses great.
4. Swearing in - The new Directors took the Oath of Office at 4:45.
5. A motion to approve the October 29th, 2021, minutes was made, seconded, and passed.
6. The future meeting dates were presented, and a motion was made to approve, seconded, and passed. Those dates are April 29th, July 29th, and October 28th.
7. Presidents Report - Bill Foureman reported that the sale of the resort to KSL was complete, and he is optimistic about the new owner. The brush clearing project is well underway and it looks to be coming in under budget. This newly cleared corridor serves as a fire break and a staging area for fire equipment needed to fight another fire. The Firewise Committee will need future funds for ongoing annual clearing which will be discussed once the new SCSD budget is known. Renee Acosta has retired from the Firewise Council. Island 27 is still on the current list of improvements and work will commence soon. Napa County still has the corner of Atlas Peak and Monticello Road under consideration for Affordable Housing but the current sewer capacity will likely preclude it. SB9 is a bill passed by the Legislature which allows single family lots to be divided into 6 separate lots, overriding local zoning regulations. This could have a negative impact on neighborhoods and our Silverado area. Silver Trail does not fall into this geographic area but there is not much we can do to stop any from

being subdivided. Burning Tree is rumored to have a Pacaso construction project going on. There is a concern about short term rentals and possible large weekend parties. Stay aware and try to band together as a neighborhood to stop this influx of negative property ownership.

8. Napa County Update – Alfredo Pedroza advised that the affordable housing project most likely will not happen because of the cost of updating the current infrastructure, i.e. sewers. Kaanapali is on his list for the next paving project. As far as the Pacaso property he stated that Silverado was not on their radar; they want larger and more rural properties for their projects. The Firebreak above the Westgate ravine is on budget and on time. The new fire cameras on Atlas Peak are now operational. The cameras were chosen over the use of new sirens because of a fast 60 second response time for our district.
9. SPOA Committee Reports:
 - a. Finance – Jim Tidgewell – reported that this was a quiet quarter. The December 2021 carryover was \$109,000. We collected Dues of \$32,280 since the last meeting and expenses were \$38,000. There will be a tax return due in mid-May.
 - b. Membership and Dues – Sharon Bobrow – in 2021 we had 1091 residences and 793 paid dues. 2022 has 298 Dues paid so far.
 - c. Nominating and Elections – Joe Russoniello – nothing to report.
 - d. Landscape – Nancy Pollacek – nothing to report.
 - e. Architectural Review – Carolyn Adducci – only one contact, 542 Westgate. Bill Foureman requested that Carolyn follow-up on the house on 13 South. Why is there no activity? She will reach out to the builder.
10. Old Business – None to report.
11. New Business – Island #27 budget has increased due to labor expenses. A motion was made, seconded, and passed to put \$25,000 of our current budget overage toward plants for Island #27.
Bill Dodd’s fundraiser raised over \$1 million dollars to the Napa County Firewise Council. About \$40-\$50 thousand will go to Silverado projects. Once the surveyor completes a mapping the boundaries, those funds will be allocated.
12. Adjournment was 5:38 pm.
13. Next Meeting: April 29 @ 4:00 P.M., St. Andrews Room.

Respectfully submitted,

Dede Monette, Secretary SPOA