

**SILVERADO PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF MEETING**  
**FRIDAY, APRIL 29, 2022**

Attendance: President Bill Foureman, Dede Monette, Nancy Pollacek, Michael Karath, Carolyn Adducci, Con Hewitt, Jim Tidgewell, Tom Christianson, Leslie Manzone, Joel Bloomer, Vicki Hamilton, Sharon Bobrow, Alfredo Pedroza, Tammy Smith, Julia Smith, Sheryl Barden, Linda Cantey, Mark Coleman, Greg James, Todd Shallon, Brent Morowski, Bob Creamer.

1. Meeting Called to Order: President Bill Foureman called the meeting to order at 4:03 p.m. in the St. Andrews Room at the Silverado Members Clubhouse.
2. A Quorum was met.
3. The Silverado Community Services District gave their report.
4. A motion to approve the February 4, 2022 minutes was made, seconded, and passed.
5. Presidents Report –
  - Bill Foureman reported that the Firewise brush clearing project was completed on time and under budget. 100-300 feet of defensible space was cleared around all wildlands north and east of Silverado boundaries.
  - Island 27 replanting is almost complete, paid for out of \$25,000 of SPOA funds appropriated at our last, meeting, plus an additional \$3100 later appropriated by the Executive Committee. It is the last, large public replanting needed in the neighborhood. One tree well stonewall as well as mulch and lighting pair by SCSD will finish the project.
  - Further discussion on several items is needed – see “New Business.”
    1. Potential Pacaso construction project at 41 Burning Tree
    2. Measure L – a sales tax increase of .025 % for Fire Protection on the June 7 ballot
    3. Signage throughout Silverado is in direct violation of our size limitations
6. Todd Shallan – Silverado Resort Managing Director. It’s been 60+ days since the purchase and happy to report that business volumes are very strong and conferences and groups are scheduling and planning for next year. Staffing is a problem in all of Napa Valley and Silverado is feeling that shortage. Inflation and higher wage rates are affecting the bottom line. Silverado could and should be the best resort in Northern California and they are working diligently to make that happen. Visible projects - new pool furnishings at all property locations, putting green markers, plantings at #1 North, spa painting. Non-visible - updates – internal sprinkler systems. KSL will be conducting Focus Group discussions as well as mailing surveys to a large sample of guests, members and neighbors to get their input on where KSL

needs to direct their attention. SPOA consented to provide its full contact list to the Resort for this express purpose.

7. Alfredo Pedrosa – Napa County Supervisor. The proposed affordable housing project at Monticello and Atlas Peak will not go forward because the current infrastructure cannot accommodate that increase in capacity. The potential sale to Pacaso of the house under construction at 41 Burning Tree is a NO. Alfredo spoke to the construction team and Pacaso and assures us that Pacaso isn't looking to locate *anywhere within our Silverado neighborhoods*. Measure L, if passed, would provide secure and sufficient funding for fire protection in Napa County. It has a 10 year expiration date similar to other recent tax increases. There is no schedule yet for Kaanapali or Silver Trail to be paved, but Vichy is on the list for the summer while school is not in session. Thank you to the Napa Communities Firewise Foundation for a job well done! Last year the county paid for 2 firefighting helicopters to be ready at the Napa Airport – this year, Cal Fire is footing the bill. This will help provide safety for our neighborhood, as well as the newly-installed fire spotting cameras on Atlas Peak. The pandemic threat has decreased because of Napa County's very high vaccination rates.
8. SPOA Committee Reports:
  - a. Finance – Jim Tidgewell – Dues for this quarter were reported to be \$24,645. Expenses were \$2,383. That leaves a balance of \$131,248.
  - b. Membership and Dues – Sharon Bobrow – out of 1091 properties, 615 have paid.
  - c. Nominating and Elections – Joe Russoniello (absent) – nothing to report.
  - d. Landscape – Nancy Pollacek – nothing to report other than the completion of Island 27.
  - e. Architectural Review – Carolyn Adducci – followed up with house on Hillcrest. Nothing to report.
9. Old Business – Follow up on Pacaso – Alfredo's report has put that threat to rest.
10. New Business – Measure L.

There was discussion of the question whether SPOA should take a position for or against Measure L. Arguments against it include that it is poorly timed in an era of substantial inflation, Californians already pay among the highest taxes in the nation, it could be readily funded by the State out of its vast surplus, and the principal benefits will accrue to affluent upvalley residents while much of the burden will fall on working class citizens in Napa and American Canyon. Points in favor include keeping the money local rather than getting it from the State with strings attached, an oversight committee will ensure the money goes where it is supposed to, it will keep insurance available and keep costs down, it obviates the need for additional fundraising, it enables full funding of the NCFE's five-year fire suppression plan, it will sunset in 10 years, and visitors to the Valley will provide 30% of the revenue. After discussion a motion to put SPOA on record as supporting Measure L passed with no dissenting voices.

Signage in the neighborhood. We discussed the large number of Construction signs throughout Silverado which violate the signage provisions of our Architectural Review Guidelines. There was general agreement that this is undesirable. President Foureman will develop a plan to put contractors and lot owners on notice that at a definite point in the future SPOA will give notice that it will resume enforcing these guidelines.

11. Adjournment was 5:33 pm.

12. Next Meeting: July 29 @ 4:00 P.M., St. Andrews Room, Silverado Members Clubhouse.

Respectfully submitted,

Dede Monette, Secretary SPOA