

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

Attendance: President Bill Foureman, Dede Monette, Sharon Bobrow, Nancy Pollacek, Michael Karath, Don Winter, Deenie Woodward, Con Hewitt, Jim Tidgewell, Joe Russoniello, Tom Christianson, Gregory James, Mary Sandbulte, Vicki Hamilton, Janet Bollier, Carolyn Adducci, Roy Yared, Tammy Smith, Julia Smith, Susan Deringer, Ron Ryan, Leslie Manzone

- 1. Meeting Called to Order: President Bill Foureman called the meeting to order at 4:01 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 April 29, 2022 minutes was made, seconded, and passed.**
- 5. Presidents Report –**
 - Bill reminded the group that the Sales Tax increase targeted for the area’s fire protection did not pass, which means that Firewise and Fire Safe will be actively seeking funds, including from all of us.**

He also updated the group on the State’s 8 year plan to require counties to build new Affordable and/or High Density Housing. A decision is due from the Board of Supervisors by year end. The State has mandated building of 1,100 new units, of which 106 need to be in a High Resource Area (read affluent area), including with 61 units of Affordable Housing. There are 6 identified properties that the County is looking at, 2 of which are in the Silverado CC area, at Monticello and Atlas Peak and along Hedgeside Drive. There are probably better options at Skyline Park and along Foster Road. These units will very likely never be built, since the cost to construct a single unit of “affordable” housing is \$1 million.

Lack of sewer capacity has long been cited as precluding development in our area, but the Planning Department has lately taken the position that this problem could be overcome by placing a sleeve inside the pipe.

They have provided no details, however, and existing homes in Monticello Park appear to have first call on any improved sewer capacity.

6. Todd Shallan – introduced the Resort’s new Director of Agronomy, David Walter.

- **Kudos to the Shallan/Walter duo from the Northgate Cottages homeowners for their help in finding a solution to their well problem and landscape irrigation issue.**
- **A new golf cart fleet, with GPS, should be arriving by December.**
- **New maintenance equipment is on order.**
- **All of the lakes on property have been cleaned and the South 13 pond is being sealed and lined to mitigate water leakage.**
- **New course signage, tee markers, and ball washers are on order.**
- **The Survey of members had 35% response. A plan of action should be forthcoming in September after these results are studied. Great feedback from the membership.**
- **Business is strong but this summer was a bit slower than last summer – possibly due to International Travel opening back up. Group Business remains strong.**
- **New front parking lot paving planned for November.**
- **New cart paths are a high priority but will be replaced and repaired in sections of most needed areas done first. Spending for this project projected to be \$200,000 to \$250,000.**

7. Napa County Update – Alfredo Pedrosa was not present.

8. SPOA Committee Reports:

- **Finance – Jim Tidgewell, as of June 30th, SPOA has \$105,168 in total assets. Dues for this quarter were \$3360. Total dues collected for the year were \$28,005. Website expenses were \$885 – this is how we communicate with all Silverado property owners. May is the month that nonprofit entities file their information returns. We filed on time. In the second quarter SPOA paid it’s agreed share of the island 27 expenses, totaling \$28,100.**

- **Membership and Dues – Sharon Bobrow, 709 properties out of 1091 have paid their 2022 dues.**
 - **Nominating and Elections – Joe Russoniello, we have 4 Subdivisions up for Board Position Elections this Fall– Fairways, Creekside, Kaanapali, and The Grove.**
 - **Landscape - Nancy Pollacek, no additional information.**
 - **Architectural Review - Carolyn Adducci, house plans at 41 Burning Tree need to be studied for possible height and setback issues.
House on Hillcrest at 13 South needs to be completed with landscape. Carolyn will follow-up.**
- 9. Old Business – Bill will send letters to several properties on Westgate that need to be mowed and cleaned up. Also at issue is the signage problem and a letter will go out to builders with noncompliant signs prior to the fifth anniversary of the Atlas Fire on October 8.**
- 10. New Business – none.**
- 11. Adjournment was 5:15 p.m.**
- 12. Next Meeting: October 28th, 2022, St. Andrews Room.**

Respectfully Submitted,

Dede Monette, Secretary SPOA