

SILVERADO PROPERTY OWNERS' ASSOCIATION

MINUTES OF THE MEETING

July 26, 2024

Members Present: Bill Foureman, Joe Russoniello, Jim Tidgewell, Susan Deringer, Con Hewitt, Leslie Manzone, Sharon Bobrow, Mary Sandbulte, Janet Bollier, Roy Yared, Kimberly Scott, Tammy Smith, Julia Smith, Nancy Pollacek, Ron Jacobs, Jody Levy, Steve Massocca, Michael Karath, Linda Cantey, Todd Shallan, Kathy Oates, Don Winter, Don Hutchens

Guests: 27 community members and three Resort leadership guests

Bill Foureman called the meeting to order at 4:02 p.m. in Vintners Court at the Silverado Resort's Mansion.

A quorum was identified with 14 voting members present.

The Silverado Community Services District Advisory Committee (SCSD) portion of the meeting commenced at 4:05 p.m.

A motion was made to approve the SCSD meeting minutes of April 26, 2024 by Con Hewitt. The minutes were approved by a unanimous vote of approval.

There were no public comments at this time.

Michael Karath of the Napa County Public Works Department reviewed the previously distributed District Manager's report.

County Meeting – Wildfire Prevention latent power

On July 5, 2024, SPOA Chair Bill Foureman, Silverado Fire Safe Council Chair Linda Cantey, Napa County CEO staff, and SCSD staff met with several homeowners to gauge their interest in signing easements to accommodate the maintenance of the Fuel Break. Homeowners had two major concerns. They wanted a limited term on the easement and wanted more flexibility as to how they could use the part of their property covered by the easement. SCSD staff subsequently conferred with Napa County Counsel and is drafting an easement that includes these items.

Street Sweeping - RFP

Commercial Power Sweep (CPS) began its new street sweeping contract on July 2, 2024. CPS's prior contract, signed in 2007, was for \$12,000 per year. The new contract is \$21,000 per year that includes waste disposal and fuel costs. The cost had been the same for many

years and with the requirement for annual renewal. The contract price was to reflect additional costs.

Streetlights

PG&E placed streetlight S102 on Westgate Drive (first cul-de-sac island) on the refurbishment list. A tree fell on it and smashed the streetlight's top off. A question was entertained concerning the streetlight missing on Westgate by the golf course. Michael explained that PG&E is not claiming responsibility for that light. Power is there. It was questioned would we be able to supply the light for that location. Michael stated that the lights are costly. Solar lights have been attempted at Island 27; however, they were stolen.

PG&E has replaced the light damaged on Hillcrest before Saint Andrews Drive which was struck by a car a few weeks ago and repaired the light at 227 Saint Andrews Drive.

Landscaping

Contractor made annual repairs to entire SCSD irrigation system.

Contractor power-washed both monuments at the entrances of the SCSD residential area at Atlas Peak and Hillcrest and Atlas Peak and Westgate.

New FY25 budget will allow work on the following islands:

- Islands 19, 20 – These two cul-de-sac islands (Gleneagle, Colonial) need some plants replaced, boulders, mulching, and likely some redesign in spots.
- Island 21 – St. Michael's Island off St. Andrews – residents requested installation of a walking area/path on the island
- Island 23 – Although mulched, the island needs a minor redesign and general sprucing up. Irrigation system will be updated.

A comment was made that the landscaping was being well managed by the contractor especially at the Hillcrest entrance.

Sidewalks

Michael reported that the sidewalk contract has been signed and work is scheduled to occur in October. He explained the change in the contracting process with stricter contract adherence lengthens the process from weeks to months.

Budget Report

Michael reviewed the budget report. He stated at this time the district's budget was in very good shape with a 48K surplus

With no further business, the SCSD meeting was adjourned at 4:30 p.m.

The Silverado Property Owners' Association meeting was reconvened by Bill Foureman at 4:30 p.m.

A motion was made by Con Hewitt to approve the April 26th meeting minutes as previously distributed. The meeting minutes were approved by unanimous vote of approval.

President's Report:

Bill Foureman reviewed the previously distributed May 27th Special Executive Boards meeting minutes (attached). The meeting was held primarily to consider an allocation to the Silverado Fire Safe Council for \$20,000.00 to be used in the major fuel break maintenance. The Board approved this allocation as it increases the safety of the entire community in the event of a fire.

Con Hewitt made a motion to ratify the Board's allocation. A unanimous vote of approval by members occurred.

Silverado Resort Report

Todd Shallan provided a report to the members as follows.

The PGA Golf tournament will be held September 9th-15th. A tournament sponsor has been selected and will be announced soon. Parking for this event will not be on the golf course as it was last year. No parking signage will be provided in neighborhoods like the previous years. A new chef has been selected for the event. Event set-up will be following the Beaver Dilly event, August 14th. This will be their 61st year at the resort.

All other major projects have been completed.

Julia Smith, President of the Club asked for SPOA to address the situation of disrespectful behavior of individuals (not golfers) on the courses with leashed and unleashed dogs, children, unregistered golf carts and scooters and bikes especially when golfers are playing (7:00 a.m. to 8:00 p.m.). Individuals have been very disrespectful when approached by resort staff concerning their presence on the courses. Dogs are unleashed and waste is not always removed by the owners. Children have been noted riding on the courses on bikes and scooters and playing in the bunkers. The community residents should be reminded that the Resort is private property.

Comments Included: Sanctions of Club members (only 40% of the residents belong to the club) in violation. Enforcing stickers on all member carts. Taking photos of the offenders for follow-up. Fencing off the course.

Tammy Smith commented on the continued absence of our District 4 Supervisor, Alfredo Pedroza at our meetings. She felt that it was disrespectful to the Board. Con Hewitt will reach out to Alfredo concerning his attendance.

Silverado Fire Safe Council

Linda Cantey thanked the residents for their fuel break donations. One hundred and thirteen thousand was raised by donations from 284 residents. The donations ranged from two-hundred dollars to five thousand dollars.

Projects that have been accomplished with SFSC funding are the Westgate ravine islands, the fuel break above the Westgate to Saint Andrews and planned work along the creek behind the B&C condos. Creekside, the Oaks, and Silver Trail are funding their own creek maintenance. An assessment of what is needed along Kaanapoli is underway. The large fuel break using goats was the largest use of the SFSC funds. There are some remaining funds for the future.

A recommendation was made that requests for funds could be stratified by the size of the individual property.

Finance Report

Jim Tidgewell provided the finance report. Expenditures did include the twenty thousand for the fuel break and a community mailing regarding the need for funds. Ending cash balance was \$80,701.70. It was explained that there was not a minimum dollar amount required to be reserved. It had been at the discretion of the Board.

Member and Dues Report

Sharon Bobrow reported that the total amount of dues collected as of June 30th was \$19,030.00. Most of the funds come from the HOAs. There are three HOAs who have not paid this year. Sharon will send a second request for payment: Creekside, The Highlands, and The Grove.

Nomination and Elections:

Joe Russoniello reported that there are 5 areas that require nominees this year: Northgate Cottages, B&C Condos, The Cottages, Highlands and Silver Oaks. Joe will send out nomination forms to these representatives.

Landscaping:

Nancy Pollachek reported that she had spoken to the landscape company with concerns about the height of the rose bushes at Hillcrest and Atlas Peak. The company was very responsive.

Architecture:

Joe Russoniello reported in Carolyn Adducci's absence. 109 Westgate is going to rebuild, and the owners were informed by the county that review of the plans would need to go before SPOA. It is planned to be a farm style structure. One end lot remains to be overgrown with fire fuel. Bill will contact that property owner.

Resort Proposal for The Grove:

Todd Shallon reviewed the resort's planned upgrade of the Grove event area. Currently this seasonal outdoor area is only used 6 months of the year (65 weddings). The plans include building two structures a 9,000 square foot event building and a smaller 1000 square foot lounge. The extended use would allow the Resort to profit and grow and reinvest. Currently the ball room is used 90% of the time. This would add an additional indoor venue. The property investment will be ten to fifteen million dollars.

The larger building will accommodate 300 people with a dance floor and 350 without similar size of events held currently in the Grove space. It will not be set up as a restaurant. Food will be prepared at the Mansion and transported to the Grove. There will be a prep area and ovens for reheating food. The Burger Dog location will be in one corner of the building. The smaller building will be for bride preparation and small events of thirty people. It will only be a room and bath not a location for overnight stays. Todd reviewed the rationale for the improvements which will be increased capacity and profitability to reinvest in the Resort. In this plan the existing seasonal creek will be restored to its natural state with additional planting creating a more visible buffer between the Grove and the golf course.

Todd provided renderings of the structure and views from surrounding communities, e.g. Kaanapali and the Grove. A comment was made that the building's architecture looked more like Tahoe versus the resort.

Julia Smith made a clarification about Bill's recent editorial on the club's board "endorsement" of the Grove. The Club at Silverado is not an equity country club and members have never had a say in the capital investments of ownership. The Board will continue to work together with the Resort during construction planning to ensure the privileges of membership are maintained with the project implementation.

Todd addressed the questions from the attendees:

What trees will be removed? Only trees in the immediate area of the existing interior fenced open area.

Will the music go beyond 10:00 p.m.? The music in the inside and outside Grove area will stop at 10:00 pm. The mansion ballroom is allowed to have music until 1:00 a.m. Noise will be reduced for events held inside the new building. Music will still be available for outside weddings but must be stopped at 10 p.m.

Has the drainage from the pond been addressed? Yes

Will there be parking allowed in that area? No, the only vehicles allowed are for set-up and delivery.

How will construction traffic be handled? Construction vehicles will enter through resort property either Mansion bridge or road down Westgate. Access from Hillcrest will not be used for construction. The resort will be in communication with a member's advisory committee to address issues during construction.

Will there be a county hearing? Yes, a notice will be distributed by the County Planning Commission to all residents within 1,000 ft. of the Resort property.

Has the water and sewage use been considered? Yes, the area is on septic and the water usage will not change.

When will construction occur? The plan is to begin at the end of October 2024 and complete the work mid-August next year.

Will this investment increase profitability? Todd stated in his experience in building this type of structure at other resorts, that they have always had a positive impact on profitability.

Comments:

Don Winter as the Silverado Historian and with history in this area volunteered to draft a summary of the information to be communicated to all residents.

It was recommended that the use of a story board, footprint marking and tree removal marks in the area may be beneficial and to improve the communication.

With no further business the meeting was adjourned at 6:00 p.m.

Minutes respectfully submitted by Susan Deringer

Silverado Property Owners Association
Special Executive Committee Meeting
May 27, 2024, 10:00 a.m. Members Club House

Present: Bill Foureman, Con Hewitt, Jim Tidgewell, and Susan Deringer

The meeting was called to order by Bill Foureman at 10:05 a.m.

SPOA Monetary Support of the Silverado Fire Safe Council (SFSC):

The first order of business was to discuss the allocation of money to the SFSC for this year's fuel break maintenance. Bill provided a review of the past and status of creating and maintaining the fuel break that is above Westgate Drive, The Crest, The Highlands, Burning Tree Court and partway down behind Saint Andrews Drive.

There was a lengthy discussion concerning why Bill felt it was important to show SPOA support. Con Hewitt proposed \$15K as a starting point in concern of the current SPOA budget. Bill expressed the need for \$20K. Jim was concerned that this would set a precedent for future funding expectations from the council.

Con Hewitt made the motion to allocate \$20,000.00 to the SFSC for the fuel break maintenance as a one-time allocation. Three voted for the allocation and Susan recused herself as a current member of the council.

Action: Jim Tidgewell will provide a check to the Napa Communities Firewise Foundation with instructions that it is for the Silverado community.

Review of Bylaws Questions:

Susan had asked for clarification of several sections of the 2020 Bylaws. Con Hewitt reviewed the history. No bylaw changes are needed currently. The difficulty in obtaining committee members and written reports was discussed. The Architectural Committee is Carolyn Adduci who does a very good job. Bill stated there needed to be more interaction with the County Planning Department, so we were more involved in their approval decisions.

The community map was reviewed for accuracy and no changes were necessary at the present time.

SPOA's Membership list was determined to be accurate. Susan will check though with Vicki Hamilton as to whether she wishes to continue to be a SPOA member.

Actions from the discussion were as follows:

1. Bill will work on getting more involved with the County Planning Commission and on Committee membership.
2. Susan will make name cards for SPOA meetings to better identify the attendees.
3. Con Hewitt will act as the parliamentarian at the meetings to be consistent with the bylaws and Robert's Rules of Order.
4. Susan will draft a letter for non-SPOA members explaining the benefits of being a member. She will provide it for the Executive Committee to edit.

Additional Business:

Jim Tidgewell brought up a concern regarding who to make a check to for the SPOA/SFSC mailing regarding the fuel break fundraising. He will contact Alison Christenson who orchestrated the mailing for this endeavor.

Jim also stated that PayPal had instituted an additional level of security which was difficult to manage. He, his wife and Dewey West worked on a resolution of the problem. He suggested that possibly switching to another vendor such as a Wells Fargo product. It was noted that many pay their dues through PayPal. It was suggested that Jim talk with Gary Campbell and Bob Welch for technical support.

Jim voiced a concern that he had been treasurer for 9 years.

With no further business the meeting was adjourned at 11:20.

Respectively submitted by:

Susan Deringer

