

SILVERADO PROPERTY OWNER'S ASSOCIATION
MINUTES OF THE MEETING
October 27, 2023

Members Present: Bill Foureman, Joe Russoniello, Jim Tidgewell, Con Hewitt, Sharon Bobrow, Susan Deringer, Leslie Mazone, Marlene Rosenberg for Brant Morowski, Mary Sandbulte, Bob Creamer for Janet Bollier, Nan Tidgewell for Scott Lambert, Roy Yared, Vicki Hamilton, Julia Smith, Tom Christianson, Mark Coleman, Ron Ryan, Don Winter, Carolyn Adducci, Jeff Lane, Todd Shalan

Guest: Michael Karath, Linda Cantey, Phil Husby

Bill Foureman called the meeting to order at 4:00 p.m. in the Saint Andrews room of the Silverado Members Clubhouse.

A quorum was identified with 18 members present.

The Silverado Community Services District Advisory Committee portion of the meeting commenced at 4:03 p.m.

A motion was made to approve the meeting minutes of August 4, 2023, by Con Hewitt and seconded by Joe Russoniello, the motion was approved by the members.

There were no public comments at this time.

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

Wildfire Prevention/LAFCO latent power: Bill Foureman stated that he, Con Hewitt, and Michael met with LAFCO to take the first step in reinstating fire prevention into the district's scope. This process has multiple steps which were outlined on page 5 of Michael's report. (see attached)

Julia Smith made a motion to vote on a recommendation to the SCSD Board of Directors (Board of Supervisors) to activate wildfire suppression as a latent power to the duties of the SCSD, seconded by Con Hewitt and passed unanimously.

Reimbursement for the damage on Island 29 caused by a Platinum Trucking Company truck accident has not been received. The expense amount for repair was \$1,984. The SCSD's Legal Counsel advised Michael to continue to contact the trucking company. A question was posed as to whether contacting the board for contract licensing may help.

The Street Sweeping contract is still in the request for proposal (RFP) process and Michael hopes to have a new contract by January first.

The Kaanapali Island 12 water bill was \$2,177 for 2-month period June to August. The same period in 2022 the bill was \$48.00. The subsequent bill was for the normal amount. Michael notified the City of Napa Water Department and no issues were found, he also had the irrigation system checked. PG&E was contacted as they were doing underground work in that area to see if they hit a water line and repaired it. PG&E denied any damage and the Water Department denied giving a credit for the unknown water loss. Neighbors around 240 Kaanapali will be asked if they noted heavy water loss.

The entrance lights at Atlas Peak and Hillcrest were reported to be flickering. Michael investigated it was found that someone had tampered with the sensors. They are now repaired.

The primary issue that the district is dealing with is the repair of sidewalks. The district's report included detail of the priority areas that needed repair Westgate in front of 178, 198, 150 and by Silverado Springs on Hillcrest where a recent fall occurred. The projects were discussed at length. Budgeted funds from this year and left over funds from last year will be used. One homeowner (178) offered to pay 50% of the cost when approached by Michael. Michael stated that he had legal approval to approach the individual landowners. Other areas in need will wait until next year. The Black Diamond contractor details were included in the report.

Michael reported on the attached financial statement. The district is financially stable at this time and tax income will be realized before the end of the year. As of October 24th, the fund balance was \$106,376.00.

Jeff Lane was sworn in by Michael as an ex-officio member as he is replacing the Club President position previously held by Paul Turner.

The meeting was adjourned at 4:35 p.m.

The Silverado Property Owners' Association meeting was reconvened by Bill Foureman at 4:35 p.m.

Presidents Report: Bill Foureman reported that other than the LAFCO endeavors there was not very much to report. No issues have surfaced.

Silverado Resort Report: Todd Shallan reported on the following:

The resort has contracted with a local company DHR Golf Course Contractor to surface the nine and half miles of golf cart paths with concrete. It will take approximately 6 months to complete, and some rerouting will occur to avoid tree roots. The cart paths will be 5 feet wide and 8 feet in some locations. This is a 2.4-million-dollar investment by the owners.

A question arose concerning the two new cement car ramps on Hillcrest as to how they were going to be handled. Todd stated that the south one would have barriers to prevent cars from

using it but allow carts to pass through. It was stated that these entrances are much safer for the neighbors instead of having to go down the dangerous Hillcrest where many are speeding.

Todd stated that he was working with several HOAs to assist with signage improvement. Contributions were requested but not required. This is an effort for members and visitors to easily navigate around the property by improving and standardizing signage. It is a \$500,000 dollar investment.

The Grill work has been completed. Todd stated that the revenue for Grill has increased by 20% over last year. Ron Ryan commented that he had an excellent dining experience recently.

The conference center will be renovated starting in mid-December and expected completion mid-January.

The creek behind the mansion up to the maintenance building will be addressed to remove fuel for a fire while adhering to the Water District's and CA Fish and Wildlife requirements. This will occur in the first quarter of next year.

Sharon Bobrow asked Todd about the bridge repair. Todd stated that there were many governmental hoops to get through and it would be a long time just getting approval. He stated they may consider a work around by moving a tee and/or hole.

Napa County Update: Alfredo Pedroza did not attend or provide a report at this time.

Silverado Fire Safe Council: Linda Cantey reported money had been raised to cover the clearing cost of the goats and sheep on the 95 acres above the Highlands around to Saint Andrews. It is hoped that this project of fire fuel maintenance will be completed by the end of the year. Funding for continuation of maintenance remains an issue.

The community event on October 7th was a success however the turnout was not as high as hoped. Speakers include two fire chiefs, California Department of Insurance, Napa Communities Firewise Foundation, United Policy Holders, and Silverado Fire Safe Council. The next event is scheduled for May 18th like the Fire Safe Fare previously held in 2022.

SPOA Third Quarter Financial Report: Jim Tidgewell reviewed the budget. There was a decrease of \$27,000 thousand dollars due to previously allocated expenditures such as Westgate Islands fire fuel reduction, a tree removal on Hillcrest, mulching, and support of the Silverado Fire Safe Council. Operational expenses were \$6,413.88. Dues are now being received. The fund balance as of September 30, 2023 was \$81,284,27. Bill Foureman stated that he would continue to support spending funds for the good of the community versus not using the funds.

Membership and Dues: Sharon Bobrow reported the receipt of \$32,085. Membership increased over last year in Silverado Springs, Silver Trail, Unit 2A & 2B. Tammy, Julia Smith, and Don Winter were thanked for their efforts in obtaining new members.

Nominating and Elections: Joe Russoniello stated that letters for nominations had been sent. There will be five areas for approval in January: The Crest, Saint Andrews, Silverado Springs, Silver Trail and Burning Tree Court.

Landscaping: Nancy Pollacek was unable to attend. She reported to Bill Foureman that there was no new information beyond Michael's report.

Architectural Report: Carolyn Adduci reported that she was still trying to meet with 101 Canyon to review their plans. There is concern from the Crest about the construction on Westgate potentially obstructing views.

A comment was made that we appreciate KSL's commitment to invest in the resort.

With no further business, the meeting adjourned at 5:15 p.m.

The next meeting will be held on January 26, 2024, at 4:00 p.m.