Board of Directors

Bill Foureman, President

Joe Russoniello, Vice President

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Julia Smith, Secretary

Silverado Property Owners

SPOA Meeting – April 24, 2026

Meeting Minutes

Call to Order

President Foureman called the April 24h SPOA meeting to order at 4:00 p.m. held in the Martini/Trefethen room of the Silverado Mansion and via Zoom. Current SPOA secretary, Alison Strain, validated a quorum was present.

Attendance

SPOA: President Bill Foureman; Con Hewitt, Past President (ex officio); Joe Russoniello, Vice President; Jim Tidgewell, Treasurer; Jay Rocha, Silverado VP & Managing Director; Alison Strain, Secretary; Kat Chambers and Justine Leuhold, Napa County; SPOA Representatives: Nancy Christiansen, Don Hutchins, Leslie Manzone, Kathy Oates, Nancy Pollacek, Kim Scott Tammy Smith, Julia Smith, Joe Van Orsdel, Roy Yared and Mark Crager; The Club @ Silverado President (ex officio).

Guests: Amber Manfree, 4th District Supervisor; Alison Christianson and Mayumi Sakazaki, Silverado Fire Safe Council, Joe Nordlinger, Napa Community Firewise Foundation, Melanie Parker, CEO Land Trust of Napa County; Michael Huaco, Silverado Crest, Carol Heywood, Silverado Highlands and Wendy Corley, Silver Trail.

SCSD

President Foureman introduced Justine Leuhold, a native Napan. She is on her 10th day in the role and looks forward to representing the District and working with SPOA. Kat Chambers is still with Napa County and will ensure a smooth transition. SPOA thanked Kat for her support and congratulated her on the new position.

The meeting of the Silverado Community Services District is recorded in separate minutes.

Swearing in: Justine Leuhold swore in Leslie Manzone, who will replace Veronica Faussner representing Unit B&C Cottages. At the July 24th meeting, Steve Massocca and Garry

Gordon will be sworn in. Steve will replace Jodi Levy representing The Grove. Garry Gordon will represent Kaanapali and Units 2 & 3 of Unit 6.

Old Business

Allison Strain volunteered to support the Membership and Dues Committee, and Julia Smith volunteered to replace her as SPOA Secretary. Con Hewitt made a motion to elect Allison and Julia to their respective positions, seconded by Joe Russoniello. The motion was approved unanimously.

President's Report

Fire Safe Council Support (Discussion)

Michael Huaco provided a testimonial regarding the work Silverado Fire Safe Council has done to support the SCSD community. He endorsed continuing to support the cause.

Mark Crager stated he is not a member of the community and owns property off campus in the El Dorado community, where he has seen insurance premiums increase because of wildfires. He asked whether these efforts could help with his personal situation. Alison Christianson noted that the Silverado Fire Safe Council has held several events educating property owners on how to make upgrades to their property and apply for rebates. The Council also provides annual certifications of its work to protect the community; property owners may be able to use these certifications with their insurance companies if incentives are offered.

President Foureman opened discussion regarding continued support of the Silverado Fire Safe Council. Leslie Manzone suggested continuing support at the $15,000 level, and Allison Strain suggested increasing to $20,000. Mark Crager suggested a matching program; however, managing the program and ensuring transparency to SPOA membership could be challenging. Con Hewitt noted that fundraising should be a priority for those most impacted and that SPOA also needs funding for other projects such as sidewalk repair.

Actions (Motions)

Julia Smith made a motion to donate $15,000 to the Silverado Fire Safe Council, seconded by Leslie Manzone. The motion was approved unanimously.

Con Hewitt made a motion to approve the revised minutes (reflecting a 5:10 p.m. adjournment and Julia Smith volunteering as Secretary), seconded by Jim Tidgewell. The motion was approved unanimously.

Silverado Resort / The Club @ Silverado Update

Project and Operations Update

Jay Rocha reported the spa and fitness center upgrade has been completed and the facility turned out very nice. The Matchplay restaurant is scheduled to open in two weeks, replacing The Grill; the resort is still waiting for a few pieces of equipment. The Grove project is well underway and should be completed by the end of the year. Work is moving quickly, including an emergency road build on holes 10, 13, and 16.

He indicated that there are a lot of good things happening at the resort over the next few weeks. Looking forward to being very busy on property with a lot of corporate events scheduled.

Member Feedback

SPOA representatives provided feedback on construction dust impacting area homes as well as concerns with the reduction in equipment in the Spa.

Napa County 4th District Update

Supervisor Amber Manfree discussed the upcoming district budgeting process, which includes mandated and discretionary fund allocations. All are welcome to attend the hearings and meet with the Treasurer to better understand the budgeting process. Issues with mail-in tax collection are being addressed.

Fire Safe Council Update

Alison Christianson provided an update on clearing scheduled for the top of Burning Tree with goats and sheep in June. The Council has collaborated with CAL FIRE to add a "scratch line" at the top of West Gate as an additional barrier. The Council also works with property owners to bring in goats and sheep for clearing. The cost is approximately $1,050 per acre, and Silverado clears about 52 acres.

SPOA Committees

Finance: Jim Tidgewell distributed report previously. Total receipts were $17,000; disbursements were $1,100; and the balance was $99,270.

Membership and Dues: Allison Strain reported that, of 1,091 residents, 438 contributed year to date. Several HOAs are pending. St. Andrews will need additional outreach, as this area currently has the lowest number of contributors.

Nominating and Elections / Architectural: No report.

Comments and Suggestions

County Wildfire Preparedness, Watershed Protection and Open Space Preservation Act of 2026 (Informational Session)

Joe Nordlinger and Melanie Parker provided an overview of the proposal, a citizens' initiative co-sponsored by Napa Firewise and the Land Trust. They noted that the failed Measure L, pursued by the County for open space, required 66.7% of the vote. Parks can serve as buffer zones for communities and provide fire breaks.

The proposal focuses on wildfire prevention, protected lands, and resilience. Focus groups considered several tax options and rates and found interest from over 60% of the population. A 0.05% sales tax over 18 years would provide approximately $23M and stability for the estimated $9–11M per year needed to support Napa County Firewise programs, reducing the fundraising burden.

They noted that some landowners face challenges transferring property to future generations, making protection and care of vacant land increasingly important amid the current wine industry downturn. Napa County has open space but cannot fully utilize it for parks due to lack of funding. The County is close to having through-trails but needs funding to connect parcels.

Mark Crager provided feedback regarding the cost of living in California and the impact of the lottery, toll roads, gas tax, etc. He asked the sponsors to consider a proposal with a term shorter than 18 years.

Several members in attendance signed the petition circulated to support adding the proposal to the November ballot.

Adjournment

Leslie Manzone made a motion to adjourn at 5:51 p.m., seconded by Allison Strain. The motion was approved unanimously. Secretary Julia Smith adjourned the meeting.

Respectfully Submitted:
Julia Smith, Secretary