

FINAL – APPROVED 4/28/17

Silverado Property Owners Association

Minutes of Meeting

January 27, 2017

Attendance: President, Andy Kirmse; Secretary, Cathy Enfield; Marlene Rosenberg; William Jovick; Janet Bollier; Harry Matthews; Jim Wilson; Mary Ellen Wilson; Paul Roberts; Mike Bellanca; Deenie Woodward; Julie Kirk, Napa Co.; Joe Russoniello; Joel Bloomer; Tammy Smith; Nancy Pollacek; Veronica Faussner; Doug Walker; Sharon Bobrow; Tom Anyos; Christiana Lewis, Napa Co.; John Evans, Silverado Resort

1. Call to Order: President Andy Kirmse called the SPOA meeting to order at 4:50 pm.
2. Minutes: A motion to approve the minutes of the October 26, 2016 meeting was made, seconded and the ayes were unanimous.
3. President's Report: President Andy began by thanking out-going President Con Hewitt for his assistance with the transition to the new SPOA President position. He also recognized Marlene Rosenberg, past-Secretary, and Mary Belli, past-Membership Chairman, for their many years of devoted service, as well, noting that things ran smoothly thanks to their hard work. He then introduced the newly elected SPOA Officers: Jim Wilson, Vice President and Chairman of the Architectural Review Committee; Jim Tidgewell, returning Treasurer (absent today); and Secretary, Cathy Enfield. President Andy thanked the new officers for agreeing to serve and for their efforts during this transition period.

President Andy recognized John Evans of Silverado Resort and asked for his comments on current matters. Mr. Evans discussed the on-going problem with wifi quality at the Resort and also in Oak Creek East and some of the Cottage areas. He said they are trying to get it corrected to everyone's satisfaction. Someone asked if the affected areas could use the resort's free wifi during the interim period, and he said that is acceptable. He hopes that Silverado can soon afford to upgrade the Internet infrastructure and improve wifi reception for the Resort and surrounding areas. He said it will be costly, partly because there are competing providers, and that makes it a bit more complicated. He said the Resort is attempting to satisfy the needs of guests and residents.

Mansion Gardens Project - President Andy then mentioned there is another matter that has come to the Board's attention. It involves Silverado Resort's proposed new outdoor entertainment and events venue, the "Mansion Gardens project". This project is to be built adjacent to the B/C Condominiums, behind the Silverado Delicatessen, where the easternmost tennis courts once were. Although Napa County originally granted the Resort's permit for the

new-venue project, the B/C HOA raised concerns about events that would create noise violations and disruptions, often until late at night, and the HOA filed an Appeal on behalf of the homeowners. Following the Appeal, the Napa County Board of Supervisors agreed to allow a public hearing. The hearing date has been set for a date in March or possibly April 2017 (TBD).

President Andy reported that SPOA learned the B/C HOA formed a special committee to deal with this matter, and it has retained legal counsel for negotiations with the Resort and the hearing. John Evans then spoke about the Resort's position. He said Silverado intends to fully comply with all laws; they want to be "good neighbors", and they value all guests/residents. They are exploring ways to mitigate noise and disruption for owners and visitors. And, to that end, they have engaged engineering professionals for noise-abatement solutions involving decibel levels acceptable by law. With these professionals and their legal counsel, he feels they have made several positive concessions to mitigate the HOA's concerns, although at this time, no agreements have been reached. Representative Faussner, of the B/C HOA, commented that the decibel levels are a major concern primarily because the music and concerts will be held so close to the residences.

President Andy thanked John Evans and Representative Faussner for their comments about this matter. He asked to be kept informed of any new information. He also asked to be advised of the hearing date so someone from SPOA can attend.

Coyotes - The next topic of discussion was the concern about coyotes in the neighborhoods. They have been sighted roaming the golf course and also along the streets around hilltops. President Andy said that the Animal Control phone number has been sent out, and any sightings should be reported.

Speed Limit, 55 MPH on Hardman to Atlas Peak Rd. - There was concern about the speed limit on Hardman to Atlas Peak Rd. and whether it had changed to 55 MPH yet. President Andy said there was a hearing for this in January, but we don't have the results yet. Depending on the outcome, this topic may be discussed at the April meeting.

Deer Sightings and Signs – Some members shared concern about frequent deer sightings and the fact that cars have hit deer. Some areas with heavy foliage (deer crossings) are more dangerous than others. President Andy wondered if additional road signs to slow down might be in order. For now, it was decided that drivers must proceed with caution in these areas, and we will continue to watch the situation.

Job Descriptions – President Andy asked that SPOA Committee Chairs prepare a job description for their committee positions. This will help new people coming in as Officers and/or

committee members. He thanked Con Hewitt for developing the "SPOA President" job description and said it was quite helpful in his transition.

SPOA Newsletter – The latest SPOA newsletter was published today, and it can be viewed on SPOA's website. President Andy encouraged everyone to read the newsletter. He also noted there are about 300 people who either don't have computers or don't use email, so Tammy must mail their newsletters.

President Andy concluded his report and thanked everyone for their hard work. He said he looks forward to working with everyone this year.

4. Silverado Resort Activities: John Evans, Silverado Resort, reported the Resort is developing more guest rooms for additional visitors and the new deli-market, which opened in February, has been well-received by visitors and members.

He reported that the 2016 Safeway Tournament was a big success. Leading up to the tournament, Silverado underwent significant repairs and upgrades to lighting, fixtures and structures to accommodate the players and large number of visitors coming in. He said they were fortunate to have 10 organizations -- about 350 people -- come in with volunteers to assist with the tournament, and he wanted to thank them for this service.

Regarding Silverado Resort & Spa membership, he said that it has grown nicely over the past year, noting that other country clubs across the United States are seeing membership go down. Right now, in anticipation of growth, Silverado is renovating 65 units to meet needs due to an anticipated increase in visitors. He said this is part of Silverado's Five-Year Plan that includes renovation of the Silverado Mansion and work on the South Course in 2017. President Andy asked how many rooms they will have after the renovation project, and he said about 300 total which they feel is good number. John said Silverado is getting in shape, and business is reflecting that positive investment. Representative Jovick asked about the status of the Royal Oak restaurant in the Mansion. John reported that right now, it is doing quite well as meeting space and a place for special events, but discussions are taking place about offering a fine-dining restaurant in the Mansion later on. He said with the Mansion Gardens project on the horizon, they will better be able to determine if it is feasible. Representative Jovick asked about the other restaurant in the Mansion, the Vintners Court, and wondered what it is being used for. John said that it is also being used as meeting room space and that it is the second most desirable Silverado meeting room, also undergoing renovation this year.

With no other questions, President Andy thanked John Evans for his report.

5. County of Napa Activities: Alfredo Pedroza could not attend this meeting, but his report is printed in SPOA's newsletter posted on the website. He encouraged everyone to read the newsletter.

6. Committee Reports:

Architectural Review Committee - President Andy said that Vice President Jim just took over the position and, at this time, has nothing to report.

Finance Report – SPOA Treasurer, Jim Tidgewell, was not able to attend this meeting, but his Finance Report was distributed. President Andy summarized the report, noting a Fund Balance at 12/31/16 of \$67,956.95. President Andy clarified that these funds belong to the SPOA organization, and they are not to be confused with SCSD funds. They are different organizations, and each organization has its own bank accounts. There was discussion about what the SPOA funds are used for, and Representative Russoniello noted various projects SPOA undertook in past years. The Finance Report was approved as submitted.

Membership, Email and Website – President Andy introduced Tammy Smith who took over these projects. She mentioned that as of today 101 people have paid their dues, with some people doubling-up on their payments. She said two HOAs have paid their dues in bulk (on behalf of homeowners), but there are other HOAs and community-areas that require the homeowners to pay their own dues directly (mailed to Tammy). She said invoices have gone out, and payments are steadily coming in. Representative Russoniello noted that dues payments flow in all year long with new residents coming in each month, so her job is quite demanding. President Andy thanked Tammy for her report and for taking over this important position.

Newsletter – President Andy reported SPOA hired a professional firm to assist Mary Sandbulte in publishing the newsletter, since it involves so much work. The cost is about \$400/newsletter, and it is published twice a year. The printing costs remain at approximately \$480. Andy reported that he supervised the content of this issue, but next time it will be Mary who supervises content.

7. Old Business: There was none.

8. New Business: There was none.

9. For the Good of the Association: There were no comments or business mentioned.

10. Adjournment: There was a motion and second to adjourn this meeting with unanimous approval.

President Andy thanked everyone for attending this meeting and for all their hard work, and he reminded the group about the next meeting on April 28, 2017.

Respectfully submitted:

Cathy Enfield, Secretary, SPOA