

DRAFT

Silverado Property Owners Association
Minutes of Meeting
July 29, 2016

Attendance: President, Con Hewitt, Marlene Rosenberg, Doug Walker, Paul Roberts, Deenie Woodward, Julie Kirk, Joe Russoniello, Veronica Faussner, Nancy Pollacek, Jim Tidgewell, Ed Ulshafer, Leandra Stewart, Sharon Bobrow, Bill Jovick, Jim Wilson, Mary Ellen Wilson, Mike Bellanca, Bob Andresen, Joel Lewis, John Armstrong, Tammy Smith, Mike Quinn, John Evans, Ellie Kimbrough, Terry Deits

1. Call to Order: President, Con Hewitt, called the meeting to order at 4:30 pm.
2. Minutes: A motion to approve the minutes of the April 22, 2016, meeting was made, seconded and the ayes were unanimous.
3. President's Report: Before proceeding with his report, Con congratulated John Evans becoming the grandfather of twin grandsons. Supervisor Alfredo Pedroza is not here. Our Silverado precinct is the second largest precinct in the 4th Assembly District. Seventy-five per cent of the voters voted for Alfredo and he was elected to the Board of Supervisors of Napa County. Congratulations to Alfredo and we look forward to working with him.

A common problem at Silverado are short term rentals. Short term single family residential rentals are illegal here pursuant to our CC&Rs which limits the uses of Silverado property to single family residential purposes. Further, the CC&Rs stated that homeowners/residents are not permitted to rent rooms in said home or use homes for the purpose of a bed and breakfast or other tourist activities. Our CC&Rs follow the County of Napa Ordinance 1332 which prohibits short term rentals less than 30 days. The County of Napa Enforcement Code division send the property owner a notice of violation and a cease and desist notice. There have been substantial fines for this violation of County ordinance. The condos in the rental pool are exempted by a staff letter. I ask you to pass on this information to your associations and neighbors as there have been problems with drugs, alcohol, loud parties, traffic and noise. We want our Silverado residential area to be quiet and peaceful.

Con had a home at the Boulders Resort in Carefree, AZ for about 20 years. The Boulders is very much like Silverado but about 75% the size of Silverado. The Boulders have one manned gate and three unmanned gates. There are no gate home owner associations in the Boulders. The Boulders' home owners' dues are about \$100 per month. The dues include manned security, landscaping maintenance, weekly waste pick up, street and lighting maintenance. We could have a manned gate at the Hillcrest entrance and an unmanned gate at Westgate. We would have more privacy, security and less intrusion of door to door vendors. Also, most likely, our property values would increase. There are many details to consider. The monthly cost

would probably be similar to the Boulders-approximately \$100 per month. Those in the Silverado gated communities would probably pay less. I would like to know how many people would be interested in this idea. Please talk about it with your neighbors and associations. We will discuss it further at our next SPOA meeting in October.

We have some members of SPOA who will be retiring this year. Our last meeting of the year is October 28, at 4:00 pm. Last year we had a wine and appetizers reception, and we thought we would do it again this year. So please mark your calendars accordingly Con has talked with Sheriff John Robertson to see if they would like to be included at this reception. This would be a wine chat with his officers similar to their "coffee with the cops" program. This would be a good opportunity for the residents of Silverado to meet the Sheriff and his Deputies and members of the CHP. A suggestion was made to invite the Fire Marshall as well. The feedback by the directors was positive. Ed Ulshafer offered to donate a case of Cabernet and a case of Chardonnay for the event.

4. Silverado Resort Activities: John Evans reported that the resort is closing our summer season, and preparing for the Safeway Open. He thanked all the volunteers who work at the event. This year should be quite exciting since Phil Mickelson will be playing, and many other notable golfers.

There is a new pavilion called the Mansion Gardens will be adjacent to the conference center for wedding and other social events. The pavilion is 30,000 square feet and was formerly three tennis courts. They will be having concerts on the lawn in front of the mansion. For those concerned about the noise from the music, the guidelines will be the same as for the Grove, All music must cease by 10:00 pm.

There have been complaints about the A/C at the Spa, and John reported they are working of the problem. John Evans reported that doors will be re-installed to improve the air conditioning problem.

A request was made for more signage on the golf course as too many people are walking on the course, with no regard to the golfers who are playing at the time. John suggested that signs could be at every entrance to the course from an association. Security and player assistance personnel should do more to stop those people (non-golfers) who are on the course.

John was complimented on the marvelous firework display this year on July 3rd, and said the Resort is happy to this for its owners, members and the community. John was also thanked for having the music available for downloading to mobile devices for those who were not at the picnic area. They had double security, and it was the cleanest ever; high school kids cleaned up our golf course and surrounding area, and Silverado appreciated that very much.

Regarding the South course golf cart path repairs, John Evans said that no further repairs will be made.

5. Napa County Report: Supervisor Alfredo Pedroza was absent so there was no report. The cart paths have been completed on the South Course.

6. Committee Reports:

a. Architectural: Andy Kirmse was absent so there was no report.

b. Finance Report: Jim Tidgewell reported that he takes care of the \$20 paid by each homeowner or association for the homeowner; Julie takes care of the property taxes. The paid dues as of June 2016, are \$15,463' 99.9% of that amount is from the \$20 per homeowner per year; expenses for the three months ending June 30, 2016 were \$2,371 which includes the newsletters, \$861, expenses and supplies, and landscape plans of \$852. The excess of revenues over expenses is approximately \$13,000. We started the year with cash at \$60,000 carried over from the prior years and as of June 30 2016, the balance is about \$73,000.

c. Membership: Mary Belli was absent so there was no report

d. Newsletter: Mary Sandbulte was absent so there was no report.

e. Ad Hoc Committee: Deenie Woodward , and her committee, Bill Jovick and Veronica Faussner, have been looking into the Jessel Gallery permit and requests for left turn lanes into her Gallery. William Hill, who used to own William Hill Winery, would like to put in a wine tasting behind the Jessel Gallery. Deenie and Bill met with Dana Ayers of the Napa Planning Commission on May 27. Dana Ayers went over the study. She told the commission that the traffic did not warrant the need for a left turn lane into the gallery/wine tasting parking lot. That is good news; our islands will stay as are. The study was paid for by Mr. Hill for approximately \$8,000. Mr. Hill met with Deenie Woodward, Bill Jovick and Andy Kirmse . He wants to have wholesalers come in for wine tastings and appetizers. The winery will not be open to the public; it will be invitation only. There will be storage for up to 60 barrels of wine. He is not planning on having people in and out all the time, except for possibly during the wine auction. There will be a public hearing and if anyone wants to object or speak up about this venue, you should go to the public hearing. All of the property concerned is owned by the Boller Trust. If there is a traffic issue, possibly a "stop" sign could be installed to slow the cars down.

7. Old Business: None

8. New Business: None

9. For the Good of the Association: None

10. Adjourned at 5:15 pm

Respectfully submitted,

Marlene Rosenberg, Secretary SPOA

The next SPIOA Board meeting is **October 28, 2016, at 4:00 pm in the Members Clubhouse at Silverado Country Club followed by a wine and appetizer reception.** Please RSVP to Marlene Rosenberg, at marlenerosenberg22@gmail.com as to whether or not you will be attending the reception following the meeting. Thank you.

