

SILVERADO PROPERTY OWNER'S ASSOCIATION
DRAFT MINUTES OF THE MEETING
January 26, 2024

Members Present: Bill Foureman, Jim Tidgewell, Con Hewitt, Susan Deringer, Leslie Manzone, Mike McCook, Mary Sandbulte, Janet Bollier, Roy Yared, Vicki Hamilton, Tammy Smith, Tom Christianson, Nancy Pollacek, Jody Levy, and Kathy Oates

Guests: Linda Cantey, Michael Karath (ex-officio member), Todd Shallan (ex-officio member), Julia Smith (ex-officio member and an Alternate for Units 2A, 2B & 2C), Michael Manzone, and 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 15 members present.

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

As per the SCSD Bylaws Part II, Section 18, Paragraph 4, a vote of the members present was held to support the continuation of Bill Foureman as Chair and Joe Russoniello as Vice-Chair in their current positions for one year. Motion made by Con Hewitt and seconded by Jim Tidgewell. Motion approved by unanimous vote.

The following individuals were sworn in for a three (3) year term 2024, 2025, and 2026 by Michael Karath:

Tammy Smith Units 2A, 2B, and 2C. Kathy Oates for Silver Trail, and Tom Christianson for Unit 4.

Due to their absence, Ron Ryan of Silverado Springs, and Mark Coleman Unit 5A will require swearing in at the April meeting.

A motion was made to approve the meeting minutes of October 27th, 2023, by Con Hewitt and was seconded by Roy Yared. The meeting minutes of the Silverado Community Services District were approved as written.

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.

Wildfire Prevention and LAFCO activities:

On Wednesday January 24th SCSD Chair, SCSD staff, Fire Officials, Silverado Fire Safe Council Linda Cantey and Phil Husby, and Bill Foureman met to discuss the cost of

maintenance of fire fuel mitigation projects and steps needed to move forward with a Prop 218 tax increase. Additional steps to the process were added and it is projected that it may be a year before a vote occurs. Linda Cantey reported that one of the steps of the process will be the need to have easements on the property owners land to annually do the work. Up to this time, the Fire Safe Council has obtained annual agreements for the work. Additionally, a formal engineers report will be required to determine the amount of money required for annual maintenance. The engineering consultant cost may be paid through the Fire Safe Council and SPOA. More details are outlined in the SCSD report on Page 2 (attached) and the President's report. (attached)

Platinum Truck Company Damages:

Michael reported that he has a new contact at the company. They have agreed that the damage was caused by their truck, and they will be contacting their insurance company regarding the \$1,984 cost to repair Island 29.

Street Sweeping Contract:

The RFP has been released and it is hoped a new contract will be signed in February. It was noted that the incumbent contractor is doing a great job.

Kaanapali Water Bill:

The City's Water Manager has been approached requesting forgiveness of the August \$2,177 water bill for Island 12. As this is not residential property, forgiveness is not allowed. SCSD will pay the bill. It was noted that for the most recent period August 1 to October 1 the bill was \$219.78.

Landscaping:

Michael reported that work will begin on the following projects once the weather improves: Islands 19, 20, 21 and 23. (Details found in the SCSD report attached)

Sidewalk Paving Project:

Four (4) areas have been identified as a priority. Black Diamond has been sent the contract. County Legal Counsel approved approaching the homeowners for three of the areas to gauge their interest in contributing to the cost of the repairs. Two property owners have agreed to provide 50% of the cost which will be refunded if a future assessment is raised for this project.

SCSD Financial Review:

Michael stated we are at the mid-point in our budget year and have a healthy surplus and reserves. Sidewalk work was discussed, and the consideration of another Prop 218 after the Wildfire Protection LAFCO initiative is completed.

Inflation Factor used in Annual Budgeting:

Each year the inflation factor is approved by the Advisory Board. It was recommended that we use the maximum inflation factor (Consumer Price Index for the San Francisco

area). The percentage amount will be released in February. Last year it was 5.30%. Michael needs approval prior to our April meeting.

A motion was made by Con Hewitt and seconded by Tom Christianson to use the CPI as the inflation factor to the maximum amount. The motion was approved.

With no further business, the SCSD meeting was adjourned at 4:35 p.m.

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

The SPOA meeting minutes of October 27, 2023, were approved as written.

President's Report:

The main developments over the last three months have been in fire prevention and preparation. While the rain has reduced our current risk, it has enhanced plant growth that will heighten our fire risk in the drier months to come. This underscores the need for continuing efforts to keep our flammable brush well cleared in advance of the next fire season.

Bill stated that he was approached by the Atlas Peak Appellation Association to work more closely together which he agreed to going forward. This should be beneficial especially considering the work on fire protection. We have agreed to co-sponsor a candidate forum on the evening of Tuesday February 20th from 6 to 8 p.m. at the resort. Additional information will be provided when available.

He stated that our two candidates for our District 4 supervisor are Amber Manfree and Pete Mott. Per the SPOA By-Laws, we will not endorse a political candidate. Alfredo Pedroza no longer seems to be engaged as our supervisor. He is not running for reelection.

Silverado Resort Report:

Todd Shallan reported on the work being accomplished on the courses and at the resort.

Cart Path Work – The work to cement the north course cart paths has slowed due to weather. Areas at #15 and # 16 are close and #5 should be completed Tuesday, then #9 and #8 last when the ground is drier. After this work will begin on the south course.

Milliken Creek fire fuel reduction work has been completed and the members were pleased with the results.

The conference center is completed and now work is being accomplished on the exterior. Wood rot has been found and the bridge to the conference center had to be replaced. New railings and a new ADA compliant access was added while preserving the historical wall overlooking the creek.

Todd is working with the owners of the condos managed by the club on refurbishment. The condos have not been updated for many years and it is felt that to be competitive the work needs to be accomplished. Todd stated that many of our competitors are updating their facilities. The resort owns 2 condos and manages 340 condos.

Todd addressed the question on upcoming concerts. Blue Note will not be holding any concerts at Silverado, and it is unlikely that the Latin Concert will be held due to the Bottle Rock concert with a similar theme. If a concert is scheduled it will be during the Fortinet Golf Tournament which has not been confirmed.

Silverado Fire Safe Council Report:

Linda reviewed the funding sources used to accomplish the maintenance above the Highlands, Westgate, and Saint Andrews. Goats were used and the cost was \$120,000. Brush still needs to be addressed on Joe Russoniello's property and the SFSC has funds to accomplish this project.

Linda stated that there is still the issue of maintenance for 2024 until another income source is identified. She said that a consideration should be made to increase SPOA dues to \$240 to cover this. Annual maintenance of the four areas that have been mitigated is estimated to be \$250,000.

There will be a Fire Safe Fair held at the Silverado Resort on May 18th from 10:00 a.m. to 2:00 p.m. The fair will have vendors and educational information. Speakers have been confirmed.

4th Quarter Financial Report:

Jim Tidgewell reported that the end balance is \$82,002. Notable expenditures were Web support, funding of the Westgate ravine islands fire mitigation maintenance, \$10,000 towards the Goat project, Trees removed on Hillcrest with support from the property owners, and mulching.

SPOA Membership/Dues:

Bill Foureman commented on Sharon Bobrow's previously distributed written report. Kathy Oates stated that Silver Trail legally dissolved their HOA status in 2022. Of the 1091 properties, 648 properties have paid the annual dues of \$40. The total amount collected was \$28,245. (report attached)

Landscape Report:

Nancy Pollacek stated she did not have any additional information to add to Michael Karath's report.

Architectural Report:

Bill Foureman stated that a walk was conducted with the owners and architect on 101 Canyon Drive and plans appeared acceptable.

170 Westgate is very unsightly, and the Sonoma Based Trust owner has failed to respond to requests. The next step will be to contact Erick Hernandez Code Compliance Officer II for his assistance. The process would entail, Ericks determination of the need for mitigation, a request to the owners, if no work is done in a certain amount of time, then the county would do the work and bill the owners. If the bill is not paid, then a lien would be placed on the property.

The other area of concern is the hardscaping on properties on the Northwest side of the Westgate Ravine Islands. This is on the properties destroyed in the 2017 fire. Owners will be contacted regarding clean up.

Other Comments:

Kathy stated that she had been looking for some background information on SPOA prior to joining as the member from Silver Trail. She recommended that reports such as finance and minutes be made more available. Bill stated he would investigate this concern.

With no further business the meeting was adjourned at 5:15 p.m. The next meeting will be held on April 26th. An alternative location will be needed as the St. Andrews Room has been previously reserved.

Respectfully submitted by:

Susan Deringer, Secretary