



The Grape Crusher

NAPA VALLEY COMMONS

August 2020

POA Members Annual Meeting

Thank you to all of the members who have returned their ballots for the 2020 Annual Meeting. If you have yet to do so, please try to have them in the mail by the August 10, 2020 deadline.

As previously announced in the notice and ballot mailing, the annual meeting will be held on Thursday August 13, 2020 at 11:00 AM. Due to the ongoing pandemic restrictions, the annual meeting will be held on a Zoom Meeting (virtual conference). Below are the Zoom meeting connection details:

Join Zoom Meeting

<https://uso2web.zoom.us/j/81465651336>

Meeting ID: 814 6565 1336

Passcode: 254497

Connect by Phone

+1 669 900 9128 US

Meeting ID: 814 6565 1336

How to Connect to a Board Meeting on Zoom

Six months ago you may have not heard about Zoom or similar applications, but now they've become part of daily life and business. Zoom is an application that can be installed on computers, tablets, or smartphones. Lets look at the three different ways you can connect:

ZOOM APP (<https://zoom.us/download>)

This is typically the best "Zoom" experience. Zoom can be downloaded to your phone, tablet or computer. Once you have the app on your device you can enter the meeting two different ways: (1) you can open the app and select "join" and then enter the meeting code followed by the password when prompted, (2) You can enter the URL (link) above - this will initially open your web browser and then ask if you would like to open the meeting in the zoom app.

THROUGH WEB BROWSER (Chrome, Edge, Explorer, Firefox, Safari, etc.)

You can join a Zoom meeting using the URL (link) by copying and pasting the link into the address bar of your browser. The browser will open a window and a prompt will come up. You can ignore the prompt that will pop up and instead click on "join from your browser" that will show in blue near the bottom of the screen.

CALLING IN BY PHONE

To call in by phone first dial the local Zoom conference number: 1 (669) 900-9128. You'll then be prompted to enter your meeting ID from the invitation followed by # and the above passcode.

Board of Directors

Upcoming Board Meeting

Date: Thursday, August 13, 2020

Time: 11:00 a.m.

Location: Zoom Meeting Digital Conference. Zoom Board Meeting Access:

Connect to Meeting via Web:

<https://zoom.us/j/81465651336>

Connect to Meeting via Zoom App:

Meeting ID: 814 6565 1336

Connect by Telephone:

1-669-900-9128

Meeting ID: 814 6565 1336

Password: 254497

Note: All Board Meetings, including those through Zoom are open to property owners only.

Board of Directors

John Peiffer
The Busch Firm
President

Anthony Zand
The Busch Firm
Vice President

Ned Pike
The Pike Company
Treasurer

Steven Lederer, County of Napa
Secretary

Monique Scott
Lowenberg Associates LP
Director



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What's Your Business Up To?

Under the restrictions of the pandemic, many businesses are getting very creative to maintain operations. We want to share the creativity that our local businesses are employing to continue to thrive. If you're interested in having a feature article on your business included in The Grape Crusher newsletter, please contact Chris Waage, chris@advancedmgmt.com, to set up a time to share your story.

One successful approach is to focus on the local market. The column to the right ==> highlights some of the ways The Meritage and Vista Collina Resort is not only offering some great deals for Napa locals, but creating opportunities to connect and create community in a time when human connection is so important, but so challenging.

Connect, Collaborate + Engage

The Napa Chamber of Commerce's vision is clear, to "Connect, Collaborate, and Engage".

We've worked with the Napa Chamber of Commerce to build greater awareness of the Napa Valley Commons within the business community. We've also connected with businesses throughout the Valley and collaborated with businesses within the Commons to support Chamber events and bring attention and new clients to the Commons. Maintaining strong community connections is all the more important as we progress through the challenges of a pandemic.

While the way we engage the local business community through various Chamber activities has changed, we would like to continue to do more to engage our business in the Commons. This newsletter reaches owners and a select number of contacts at the businesses in the Commons, but it does not reach many of the employees and individuals that spend their days in the Commons. To effectively connect the Commons' businesses with one another and the local workforce with exclusive deals, we would like the help of our readership in spreading this newsletter as well as other important communication from the Association to more of the businesses and people that come here each day.

How can you help?

- Share this newsletter with employees and coworkers
- Provide the names and email contacts of individuals that can share out important information with employees (Human Resources, Division Heads, Key Managers)
- Offer discounts through this newsletter on products and services to the Commons' businesses and the local workforce

If you are able to help with any of these efforts please email Dawn Friesen, our Property Liaison, at dawn@advancedmgmt.com.

UPCOMING EVENTS



50% off Wine—We all stay home a lot more these days, and if we go out, we don't go far. We tend to stay local. Olive & Hay, the casual new concept that dishes out refined Tuscan-inspired dishes at the Meritage Resort recognizes that it's important to reward your best customers, which, at this time are Napa locals. Olive & Hay is offering 50% off one bottle of wine to Napa residents through October 31, 2020. A great deal that only requires you show your ID with a Napa address.

Events to Connect—Human connection is so important, and finding safe ways to connect can be challenging right now. Check out the Vista Collina Events page at: <https://meritagecollection.com/vista-collina/special-events> for some free opportunities to connect.

Tuesday Night Trivia— Every Tuesday at 5:30 PM through September 1 (a great after-work opportunity)

Live on the Lawn—Every Friday, Saturday, and Sunday. Local musicians performing on the lawn and signature gourmet food served up out of the Meritage Food Truck.*

*Food Truck now open Daily!!! - 12 PM - 8 PM

Crosswalks Project Update

We're continuing to work toward the installation of five (5) crosswalks, three (3) at the Napa Valley Corporate Drive and Napa Valley Corporate Way intersection and two (2) at the Napa Valley Corporate Drive and Bordeaux Way intersection. With the contract awarded to Granite Construction, permitting requirements are being finalized and we anticipate this project breaking ground in August. In total, the project will take about two weeks to complete.

During the project, some traffic delays should be expected at these intersections. Please pay close attention to traffic control signage and construction crews as they work to safely control the flow of traffic during this project.

These are very important projects for Napa Valley Commons as they directly impact pedestrian safety and ease of pedestrian movement, and no doubt all will enjoy these improvements as they continue within the park.

Website Update Project—Media Needed!

The POA's website, Napavalleycommons.com, has served the association well in providing key information about the property and its businesses, as well as providing a central point to access member accounts and documents. With ever-changing and advancing technologies, the goal is to recreate a simple but beautiful website that is user-friendly, responsive to multiple device types and provides great accessibility to all.



The website is now live, but we found that we lack media that highlights many of the businesses whose value cannot be seen from the

exterior of a building. **THIS IS WHERE WE NEED YOUR HELP.** We need pictures, video, or text descriptions that help highlight the wonderful value that your organization brings to the Napa Valley Commons. If you have media that you can share with us to help highlight your business on the Association website, please contact us. Please reach out to our Principal Relationship Manager, Chris Waage, chris@advancedmgmt.com with any resources you can share.

Free Water-Wise Business Survey to Save you \$\$\$

The City of Napa has a free program called the Water-Wise Business Survey to encourage commercial, industrial, and institutional customers to use their water and energy more efficiently. We encourage all Napa Valley Commons owners and tenants to participate. The City of Napa will come to your business and audit all water uses and provide recommendations to save you water and money. The program consists of:

- Water usage history and billing analysis
- Site visit by City water conservation specialists
- Evaluation of all water-using fixtures, appliances, and equipment
- Landscape irrigation audit

The follow up report then contains information about recommended equipment upgrades, water management improvements, identification of applicable rebate incentives and free replacement devices, cost/benefit analysis and payback periods for recommended efficiency measures. To participate, contact the City of Napa Water Conservation Specialist at 707-257-9497 or email pcostello@cityofnapa.org to schedule your FREE Water-Wise Business Survey.



August 13, 2020 Board Meeting Agenda

Location: Zoom Conference Call

Call to Order – 11:00 a.m.

Annual Meeting Items

- Establish and Verify a Quorum
- Appoint Inspector of Elections
- Open and Tally Ballots
- Election Results
- Property Owners Comment Forum

Approval of Minutes

- Board Meeting of April 30, 2020
- Executive Session of April 30, 2020

Financials

- Financial Statement as of June 30, 2020 (2019/2020 FYE)
- Delinquent Accounts
- Bankruptcy Monitoring
- CD Investments

Board Discussion/Response Required

- Pedestrian Improvement Financing

Projects in Process/Completed

- Napa Pipe Development – Catellus
- 2600NVCD – Solar Carports
- Maintenance/Operational Proposals
- Architectural/Landscape/Signage Applications
- Property Owner Request(s)
- Basalt Road Homeless Encampments
- Pandemic Operations
- Next Board Meeting - November 12, 2020, 11:00 a.m. Via Zoom Meeting

Board Review

- Calendar
- General Correspondence
- Delegated Authority Matrix
- Site Map

Close Board Meeting



Advanced Property Management (APM) was established in 1986 and is a full service property management company. APM has been managing the common areas at Napa Valley Commons since November 15, 2005. One of the primary objectives was to assist in the formation of a Property Owners Association (POA). Now we are working with the current Board of Directors to address the key issues facing the POA.

The APM team dedicated to Napa Valley Commons consists of the following persons:

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Principal—Assistant Relationship Manager
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Chris Waage
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