



The Grape Crusher

# NAPA VALLEY COMMONS

October 2022

Napa Chamber of Commerce -133rd Annual Meeting and Awards Luncheon: Hosted at the Meritage Resort and Spa



**DATE:** January 12, 2023

**TIME:** 11:30 AM - 1:00 PM

**LOCATION:** Meritage Resort, Ballroom

As President Circle Members of the Chamber of Commerce, we're happy to recommend owners and tenant businesses attend the Chamber's annual award event. This year the Chamber is excited to host a special guest emcee, former Golden State Warrior, Jason Richardson. Seats are available through the Chamber of Commerce: [business.napachamber.com/events/](http://business.napachamber.com/events/)

## Feature Your Business

We love to share and highlight the unique and hardworking businesses in our community. If you're interested in having a feature article on your business included in The Grape Crusher, please contact Chris Waage, [chris@advancedmgmt.com](mailto:chris@advancedmgmt.com), to set up a time to share your story.



## Upcoming Board Meeting

Date: Thursday, November 3, 2022  
Time: 11:00 a.m.

### Zoom Meeting:

**Connect to Meeting via Web:**  
<https://zoom.us/j/87456791215>

**Connect to Meeting via Zoom App:**  
Meeting ID: 874 5679 1215

**Connect by Telephone:**  
1-669-900-9128  
Meeting ID: 874 5679 1215

Password: 118777

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

## Board of Directors

Anthony Zand  
The Busch Firm  
*President*

Monique Scott  
Lowenberg Associates LP  
*Vice President*

Ned Pike  
The Pike Company  
*Treasurer*

Steven Lederer, County of Napa  
*Secretary*

Garett Busch  
Pacific Hospitality Group  
*Director*



1-866-946-0800  
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[www.advancedmgmt.com](http://www.advancedmgmt.com)

General Inquiries:  
[dawn@advancedmgmt.com](mailto:dawn@advancedmgmt.com)  
(866) 946-0800 x89

Accounting:  
[Accounting@advancedmgmt.com](mailto:Accounting@advancedmgmt.com)  
(866) 946-0800 x83

## Election Results

Thank you to all the owners that were able to return ballots for the 2023 director election. There were three (3) candidates for three (3) open director positions. As a result, the outcome of the election was known prior to the meeting. It was still important to receive enough ballots from owners to hold the election and avoid unnecessary additional costs. 108 votes out of a possible 159 were received. The results were announced at the annual meeting held on September 1, 2022. In addition to the Director election, the ballot included the annual IRS tax resolution for Revenue Ruling 70-604. The ballot results were as follows:

### 2023 Director Election - 108 Votes Received

Steven Lederer	72 votes
Edward Pike III	72 votes
Tony Zand	108 votes

All three candidates are elected to two (2) terms, ending with the director election held in 2024.

### IRS Revenue Ruling 70-604 - 108 Votes Received

Votes in Favor	92 votes
Votes Opposed	16 votes

IRS Revenue Ruling Resolution passed.

## Leasing Reminder: Lease Signs Require Approval

As a reminder to all property owners, when marketing a property for lease, you're encouraged to utilize a highly visible leasing sign. These signs have specific requirements and specifications outlined in the Association's Master Sign Program and require approval by the Board prior to installation. To avoid having to remove an unapproved sign, please make sure to submit your application and gain approval prior to installation. Details on lease sign specifications can be found in the Master Sign Program in section four, "Commercial Use". Please reach out to the APM team for more information on the sign program and the required application.



## Marketing Video Resources

If you've not already done so, please view the two new video marketing projects that lend support to leasing efforts. Each video features an interview with a successful company that has made Napa Valley Commons their home.

The first video is an interview with world-famous Chef Thomas Keller, and highlights the Thomas Keller Restaurant Group's leased spaces on LaTour Ct. that house their laundry operations, K&M Chocolates factory, and the corporate office of Cup-4-Cup flour. This video is a great resource for a potential tenant that is a well-established company looking to consolidate its operations at a location that provides great accessibility to both the Napa Valley and the Bay Area.

The second video shares the success story of 707 Embroidery Zone, the Napa Chamber of Commerce 2018 Member of the Year; telling the story of the 707 Embroidery Zone family. This video is a great resource for prospective tenants who are looking to expand their operations into a larger space. It helps small business owners dream big and encourages them to find a great space in Napa Valley Commons to help them grow.

We hope that both videos prove to be a great resource for Napa Valley Commons owners as you fill your spaces with outstanding tenant businesses.

The videos are easily accessed on the Association's website from the leasing information page:

<https://www.napavalleycommons.com/leasing-info/>

If you or your broker would like to embed this video in your online lease-marketing, please reach out to Chris Waage, our Relationship Manager with Advanced Property Management, for more information ([chris@advancedmgmt.com](mailto:chris@advancedmgmt.com)).

# November 3, 2022 Board Meeting Agenda

**Call to Order** – 11:00 a.m. by Zoom Conference Call

## Property Owners Comment Forum

### Consent Agenda (to Ratify)

- Proposals Approved Under Delegated Authority
  - NVC, AZCO supply, 1A pole, \$2,790.73
  - NVC, Mark Strosberg CPA, Estimated Tax Payment, \$800.00, Tax Return
  - NVC, LandCare, Wall Planting Replacement, \$3,950.00
- Architectural Applications

### Approval of Minutes

- Open Board Meeting Minutes August 11, 2022
- Annual Membership Meeting September 1, 2022

### Financials

- Financial Statement as of September 30, 2022 – Q1
- Delinquent Accounts

### Board Discussion/Response Required

- Landscape Maintenance Contract Bid Results
- Chamber of Commerce Annual Luncheon
- Projects in Process/Completed
  - Crosswalk/Sidewalk Update
  - Napa Pipe Development
  - 2023 Annual Tree Care Program
- Architectural/Landscape/Signage Applications
  - Meritage and Vista Collina Resort Rebranding – Entry Monument
- Sign Panel Updates
- Proposals To Consider for Approval
  - DMW Entrance Boulder/Mulch – LandCare
  - Gopher Treatment Options – LandCare
- Property Owner Request(s)
  - Kaiser – Use of Artificial Turf, Interior Landscape
- Next Annual Membership – February \_\_, 2022, 11:00 AM

### Board Review

- General Correspondence
- Calendar
- 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:

Chris Waage  
Principal—Relationship Manager  
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Jay Spangenberg  
Principal—Assistant Relationship Manager  
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