Minutes
DRAFT
For the 6:30 pm, June 19, 2025, meeting of the
Board of Directors of the
Silver Creek Valley Country Club Geologic Hazard Abatement District.
SCVCC Boardroom
In Person and Via Zoom

1. A meeting of the Board of Directors of the Silver Creek Valley Country Club Geologic Hazard Abatement District (“District”, “GHAD”) was held at 5460 Country Club Parkway, San Jose, California on June 19, 2025, and was called to order at 6:34 PM.
Agenda item 1: The following Directors were present at the beginning of the meeting and constituted a quorum for the transaction of business: Stephen Ursenbach, Len Kwiatkowski and Paul Hansen with James Roberts attending via ZOOM. The General Manager of the GHAD, Robert Krattli, was present at the meeting and was asked to be the Secretary of the meeting and to keep the minutes of the meeting. Reyad Katwan had an excused delay arrival due to traffic; arriving at 6:42.
It was noted by the Directors that the agenda had been properly posted by Mr. Krattli at the guard gate at least 72 hours prior to the meeting.

Agenda item 2: The minutes of the October 30, 2024, meeting was approved by a motion made by Mr. Kwiatkowski, seconded by Mr. Hansen, passed unanimously.

Agenda item 3: Comments from Public and Correspondence:
Mr. Krattli noted there were no public comments received. Mr. Bob Moore from the SCVCC HOA was in attendance.

Agenda item 4: Current Financial Status
a. $7,523,439 Balance as of June 14, 2025
b. 3.5% Year-To-Date Gain (not including Tax Roll Payments) of $273K.
c. The current Year-To-Date P&L was reviewed. A request was made for a Year Over Year P&L for the next meeting.
d. A detailed performance review packet for the Morgan Stanley Investment Account Manager was discussed. A request was made to have the MS Account Manager attend the next Board meeting.

Agenda item 5: Assembly Bill 2561 - As of 9/22/24, was discussed and determined to not currently apply to GHAD (no employees)

Agenda item 6: FORM 700 – fully completed by all Board members

Agenda item 7: The efforts to obtain a County Board of Supervisor's approval for James Roberts and Reyad Katwan to SCC Board for Election via Board of Supervisors action were discussed. (Sylvia Arenas, Board Vice President, District 1). Mr. Katwan requested the GM send an updated package to the Chairman to facilitate Mr. Katwan's discussion with the County Board. It was noted that Mr. Katwan and Roberts remain in good standing as Board members for SCC Legal. SCVCC GHAD.

Agenda item 8: The Board reviewed the analysis supporting an increase of 5% in the annual assessment contained as part of the lot Property Tax bill. GHAD Motion 25-01 was presented to the Board for submission to the County. A motion to approve was made by Mr. Katwan, seconded by Mr. Ursenbach, and approved unanimously by the Board. The GM will forward the 2025-01 as part of the County Tax Roll Package.
The Board directed the GM to contact the firm that developed the original Reserve Analysis in 2013 for possible update of the GHAD Reserve requirements.

Agenda item 9: The Status of 3 Slope Erosion Cases, 5908 Country Club (Note - Home is owned by Board Member), 5930 Gleneagles (George Yamaoka owner), 5130 Birkdale Way were discussed. Based upon a review of SCVCC HOA Engineering Study as well as the C2 Earth reports, the Board determined that mitigation actions were merited. The slope locations are identified by the address of the closest lot for convenience but may affect more nearby locations and will be addressed as a whole.
A motion was made by Mr. Reyad seconded by Mr. Hansen and voted unanimously to have the GM start the steps necessary to generate an RFP/RFQ for the slopes in question on Gleneagles and Country Club Parkway for mitigation. The GM should springboard from the successful project done at Vicenza Way looking at the companies who bid on that project. The additional locations discussed within the SCVCC HOA Cotton/Shires engineering report should be reviewed for potential inclusion in the RFP. The GM should review the availability of multiple engineering firms for bid to develop the statement of work. Mr. Moore from the HOA volunteered his assistance to the GM. The GM was further directed by the Chairman to draft a letter from the GHAD to the HOA to request mandated HOA action per the Cooperation Agreement for the maintenance and repairs of improvements within

the Association Areas as may be necessary to preserve the geologic stability of the Association Areas to prevent further deterioration of slopes with the District.

The GM was directed to have C2Earth plan and install Inclinometers on the Gleneagles slope to monitor for stability. C2Earth shall read these new test sites as well as all inclinometers within the District other than on Birkdale annually. Birkdale on all past readings was determined to be stable.

Agenda item 10: GM activities were reviewed. The meeting was adjourned at approximately 8:48 pm.

Respectfully Submitted,
Robert W. Krattli, Secretary of the Meeting
Robert Krattli

and Robert W. Krattli, Clerk of the Board
Robert Krattli