

Draft Minutes

**For the 6:30 pm, April 23, 2026, meeting of the
Board of Directors of the
Silver Creek Valley Country Club Geologic Hazard Abatement District.
SCVCC Boardroom
In Person and Via Zoom
Zoom Meeting ID Meeting ID: 671 616 9794**

1. 1. Call the meeting to Order by Mr. Katwan at 6:31 PM
 - a. Quorum Present
 - b. Note agenda was posted 72 hours in advance (Posted Monday 4/20/26)
2. Approve the minutes of the November 5, 2025 meeting
 - a. Motion made by Mr. Kwiatkowski, seconded by Mr. Hansen, voted approved unanimously.
3. Public Comment Period
 - a. No public comment was received by the Board or the GM. The SCVCC HOA President Mr. Bob Moore joined the meeting as an observer.
4. Board Motion Tax Roll Increase (5%), motion 2026-01.
 - a. A motion was made by Mr. Kwiatkowski, seconded by Mr. Ursenbach, to increase the Tax roll to be submitted to the SCC by 5%. It was approved unanimously. The GM was requested to research the original analysis supporting the reserve level goal.
5. Motion made to add new business to the agenda by Mr. Ursenbach, seconded by Mr. Kwiatkowski, which was approved unanimously.
6. Under new business, a motion was made to elect new Chairman to remove any possible appearance of conflict due to dual membership on the GHAD and SCVCC HOA by the current Chairman. Mr. Katwan nominated Mr. Ursenbach, who was seconded by Mr. Roberts. No other names were placed into nomination. The Board voted unanimously electing Mr. Ursenbach as the new Chairman of the GHAD.
7. Current Financial Status
 - a. **\$8,148,312.52** Balance as of April 20th.
 - b. 1.23% Year-To-Date Gain (not including Tax Roll Payments of \$507K)
 - c. Review of 2025 P&L
 - d. Review Q1 2025 vs Q1 2026 P&L. Copies were sent to the Board.

8. Fall Election for GHAD Board Positions – County General Elections Calendar – Monday July 13 is the date when the portal will allow initial filing submissions.
9. FORM 700 – 4 completed, 1 to go
10. Status of Vicenza Cases
 - a. 5145 Vicenza Way – “slope conditions do not appear to present a geologic hazard...”
 - b. 5325 Vicenza Way – “slope conditions do not appear to present a geologic hazard; however, we recommend establishing a baseline reading of the inclinometer, followed by future readings (currently every three years)”.
 - c. Establish Inclinometer probes for future monitoring. C2Earth is developing a proposal to install an appropriate field.
11. Website Updates – outside services performs the actual update using our input
 - a. Pictures and Quick Bio needed for Mr. Roberts and GM Krattli
 - b. New Business Office Address Needed– Bylaw amendment of September 16, 2021 has former GM’s business address in New Jersey. The GM will research how to amend the bylaws to move the address to the Silver Creek Valley Road address.
12. Request for Audit has been sent to Audit Firm, **Boden Klein & Sneesby** for both 2024 & 2025
13. Establish Meeting Dates for June, September, December
14. Summary of GM actions
 - a. County Election Support
 - b. Slope Erosion Issues
 - c. Form 700 status review
 - d. Tax Roll Review and form completion
 - e. Review of SCVCC HOA Engineering Report
 - f. Bill paying
 - g. Website Update

The Board moved to adjourn and voted unanimously to end the meeting at approximately 8:15