

Minutes of the January 24, 2013 Meeting of the Board of Directors of the Silver Creek Valley Country Club Geologic Hazard Abatement District.

A meeting the Board of Directors of the Silver Creek Valley Country Club Geologic Hazard Abatement District (“District”, “GHAD”) was held at 5640 Country Club Parkway, San Jose, California, on January 24th, 2013 and was called to order at 6:48 PM.

Agenda item 1: The following Directors were present at the beginning of the meeting and constituted a quorum for the transaction of business: Richard Manso, Bruce Apkarian and Ulf Sandberg. Reyad Katwan and Stephen Kay were absent. The General Manager of the GHAD, Ed Abelite was present at the meeting and was asked by Mr. Manso to be the Secretary of the meeting and to keep the minutes of the meeting.

It was noted by the Directors that the agenda had been properly posted by Mr. Abelite at the guard gate at least 72 hours prior to the meeting.

Agenda item 2: The minutes of the December 20th, 2012 meeting were then reviewed by the Board of Directors. Mr. Sandberg made a motion to approve the minutes. Mr. Manso seconded the motion. The Board voted to approve the minutes as follows: Voting yes: Messrs. Manso, Sandberg and Apkarian. Absent – Messrs. Katwan and Kay.

Agenda item 3. Comments from Public and Correspondence: Mr. Abelite noted there were no public comments received.

Agenda item 4. Reserve Fund Study: Mr. Abelite presented a draft of the Reserve Fund Study with notes and changes as outlined in the Managers report. Mr. Abelite pointed out that the Reserve Fund Study noted that the GHAD’s Plan of Control included a requirement to inspect and maintain sub drain systems including clean outs and outlets. After some discussion the Board decided to continue this aspect of the Plan of Control requirement at the next GHAD Board meeting.

Mr. Apkarian also commented that the Reserve Fund Study did not clearly state when the reserve goal of the GHAD would be met under this study. Mr. Apkarian suggested the author include clear language in the study that would state when the goal is met.

The Board directed Mr. Abelite to bring back a revised Reserve Fund Study for approval at the next GHAD Board meeting.

Agenda item 5. Manager’s report.

Mr. Abelite reported he worked on the Reserve Fund Study.

Mr. Abelite reported he received the stereographic air flight photos that the GHAD obtains every January. Mr. Abelite presented them to the Board for viewing. Mr. Abelite reported these stereographic photos will be stored at Iron Mountain.



Mr. Abelite reported that the Fall Inspections have been completed and he reported that a summary letter describing findings was received too late to be included in the agenda packet. The summary letter will be formally presented to the Board for discussion at the next GHAD Board meeting.

Mr. Abelite reported that the Birkdale Way project has now been set up and initial readings have been recorded for monitoring purposes. This area of concern is scheduled to be monitored again in the fall of 2013 and in future years to follow.

Mr. Abelite provided that he worked on routine GHAD financial business and reporting for the previous period. He presented standard financial reports and a copy of the December bank statement to the Board.

Field report.

Mr. Abelite reported that he was contacted by the HOA as a result of the HOA receiving an email from the home owner of 5189 Apennines Circle. The email expressed concerns about the rear precast concrete fence cracking and rodent holes on the rear slope. Mr. Abelite reported that he visited the site and concluded that there were no geologic items of concern for the GHAD. Mr. Abelite reported these findings back to the HOA and the matter was considered closed.

This was the end of the manager's report.

Agenda item 6. Mr. Abelite brought back to the Board for discussion the idea of the GHAD doing a presentation to the HOA. The Board discussed the matter and directed Mr. Abelite to work towards doing a presentation to the Silver Creek Valley Country Club HOA.

The meeting was adjourned at 7:20 pm.

Respectfully Submitted,

DocuSigned by: Ed Abelite REALTOR

, Secretary of the Meeting 5/3/2013

and DocuSigned by: Ulf Sandberg 7B41C12A3652450...

, Clerk of the Board 5/18/2013