

Owners Association Meeting Minutes

May 7, 2013 @ Round Table Pizza, 530 Main St, Pleasanton, CA

Pre-Meeting Agenda:

1. Comcast discussed bringing high-speed internet into the park. Please visit <http://www.valleybusinesspark.org/documentation.html> to download the Comcast Cable Access Agreement.

Agenda

1. Call to Order @ 12:00PM
2. Roll Call
 - a. Present – Jerry Hodnefield, Sabri Arac, Brian Otoole, Bryan Bowers
 - b. Absent – None
 - c. Guests – Rimma Radayeva, Mary Ann Puppo, Ajay Dhillon, Madhu Dhillon, Chris Studzinski, Jeff Perko, Hal Cranston, Sandi Thompson, Tom Stone, Jack O. Balch, Cathy Conner, Christine Franceschi, Phyllis Osaki, James Drummond, Tony Rivera, Chris Camarena, Dave Wensky, Jennifer Bregman, Ed Ibanez, Laurie Faith
3. Quorum - YES
4. Approve Minutes from February 5, 2013 Meeting - Approved
5. Old Business
 - a. CUP Requests Approved
 - i. Eagle Electric
 - ii. Education Enrichment Center
 - iii. Full Spectrum Analytics
 - iv. Frank Fiala Roofing
 - b. CUP Requests Denied – None

- c. All requests for Architectural Review Board (ARB) approval are posted on the website - www.valleybusinesspark.org
- d. Total reimbursement for misappropriated funds received from Common Interest Management (CIM) totaled \$80,045.95 which covered approximately the last seven years. These funds sit in the general account and are available for future use. CIM also paid related legal and audit fees. Owners at 1041 Serpentine Lane concerned about misappropriated funds since CIM also manages their condo association.

6. New Business

- a. We will continue to use Internet media such as Evite, Facebook and VBP website to communicate with owners to help drive awareness of events, items and issues as they occur.
- b. Comcast is exploring bring service to the portions of the park that don't already have it.
- c. Quorum was not reached in the Board of Directors voting. The Board voted to extend the voting deadline by 30 days

7. Open Owner's Forum

- a. Suggested that additional landscaping (such as flowers) be considered for the park entrance on Valley Ave & Quarry Lane. Currently the flowers are rotated quarterly.
- b. Valley Business Park is responsible for the landscaping on the south side of Valley Ave from Quarry Lane to Santa Rita Rd in addition to the median strip between the two and the open grass area on the corner of Santa Rita Rd & Valley Ave. This is by agreement with the City of Pleasanton until 2032.
- c. Inquiry into the status of the fence repair. Borg Fence was approved by the Board to do the work. The retaining wall curb is the property owners' responsibility to maintain. The buffer zone on the west side is the associations responsibility to maintain.
- d. Suggested that a large map of VBP be brought to future meetings to provide perspective and guidance.
- e. Bryan Bowers to post landscaping responsibility map to website:

- i. Go to www.valleybusinesspark.org
 - ii. Click "Documentation"
 - iii. Under Heading "Governance"
 - iv. Labeled "Valley Business Park – Landscaping Map"
 - v. <http://www.valleybusinesspark.org/uploads/VBP-Landscaping-Map.pdf>
 - vi. Buffer zone weed abatement starts 5/13/2013
8. Close Owner's Forum
9. Board of Directors Items - None
10. Adjourn Meeting