

Valley Business Park
Board of Directors Meeting
October 29, 2013 @ 1020 Serpentine Way, #111

Minutes

1. Call to order @ 8:30am
2. Roll Call
 - a. Board Members Present: Bryan Bowers, Sabri Arac and Jack Balch
 - b. Others in attendance: Christine Franceschi and Jennifer Bregman Forshaw, with GS Management Company and Nick Baranowski with Emerald Landscape.
3. Quorum – Confirmed
4. Approval of Minutes from August 6, 2013 Meeting

Motion was made by Jack Balch, seconded by Sabri Arac to approve the Minutes of August 6, 2013 as presented. No objections, motion carried.
5. Old Business
 - a. Common Interest Management – Pressing Charges

The Board of Directors has been informed they would need to file a report in Danville and that they are not the injured party since the money was reimbursed. The Board of Directors agreed to not press charges.
 - b. Comcast – Comcast Rep., Tony Rivera is sending project proposal to leadership team for approval.
6. New Business:
 - a. Landscape Upgrades
 - i. Controllers: Motion was made by Bryan Bowers, seconded by Sabri Arac to approve installing three (3) ET controllers totaling \$12,105.00. No objections, motion carried.
 - ii. Monument Sign Upgrades: Motion was made by Bryan Bowers, seconded by Jack Balch to approve the upgrades in front of both monument signs in the amount of \$8,970.00. No objections, motion carried.
 - iii. Quarry Island Upgrades: Motion was made by Bryan Bowers, seconded by Sabri Arac to approve the upgrades to the Quarry island in the amount of \$13,065.00. No objections, motion carried.
 - b. Painting of Old Monument Sign: Motion was made by Sabri Arac, seconded by Bryan Bowers to paint the south side monument sign for \$500. No objections, motion carried.

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- c. Modifying PUD & CC&R's: Motion was made by Bryan Bowers, seconded by Jack Balch to investigate revising CC&R's and the PUD zoning with the City of Pleasanton. No objections, motion carried.
- 7. Adjourned Meeting – Meeting adjourned at 10:18am