

Valley Business Park
Owners Association Meeting
November 5, 2013 @ 1020 Serpentine Way, #103

Minutes

1. Call to order @ 12:03pm
2. Roll Call
 - a. Board Members Present: Bryan Bowers and Jack Balch
 - b. Others in attendance: Christine Franceschi with GS Management Company and the remainder noted on sign – in sheet saved separately
3. Quorum – Confirmed
4. Approval of Minutes from August 6, 2013 Meeting

Motion was made by Bryan Bowers, seconded by Jack Balch to approve the Minutes of August 6, 2013 as presented. No objections, motion carried.
5. Old Business
 - a. CUP Approvals: Tri-Valley Trainer and Tri-Valley Chinese Church were approved. There were CUP's denied since the last meeting.
 - b. AT&T Cell Tower: Cell Tower construction has not started.
 - c. Comcast: Comcast is doing further assessment before approving project.
6. New Business – None
7. Open Owner's Forum
 - a. Approval on Selling Property

James Drummond questioned if an owner is trying to sell property and the CUP is approved by the City and denied by the Board of Directors due to it not complying with the CC&R's. Bryan Bowers stated the Board of Directors agreed and mentioned the Board of Directors is looking into revising the CC&R's and PUD with the City of Pleasanton. The members present were in favor of this being done.
 - b. Painting of Sound Wall

Ralph Sabiel stated he was told by the previous management company that the wall was going to be painted and it was never done. Bryan Bowers asked GSMC to obtain a bid.
8. Close Owner's Forum
9. Board of Director's Items
 - a. Landscape Upgrades

The Board informed the members present landscaper upgrades will be completed in front of the monument signs and the island along Quarry Lane. Also, the irrigations

VALLEY BUSINESS PARK

controllers will be replaced with more efficient controllers. It was noted overall this will be a beautification and cost savings to the business park. The members present agreed this is a good decision.

b. CC&R Revision

Jack Balch explained the Board of Directors is looking into revising the CC&R's, noting the cost is 4K for the initial draft and an additional 1K-2K for additional drafts and/or for the attorney to attend meetings. The members present agreed the CC&R's need to be revised.

10. Adjourned Meeting – Meeting adjourned at 12:51pm.