

Valley Business Park
Owners Association Meeting
February 4, 2014 @ 1020 Serpentine Way, #103

Minutes

1. Call to order @ 12:05pm
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 the remainder noted on sign – in sheet saved separately
3. Quorum – Confirmed
4. Approval of Minutes from November 5, 2013 Meeting

Motion was made by Jack Balch, seconded by Sabri Arac to approve the Minutes of November 5, 2013 as presented. No objections, motion carried.
5. Old Business
 - a. Comcast: Several members from Comcast were present. It was noted that the boring would be done on February 7, 2014 and then the vaults would be dropped meeting their March 3, 2014 deadline. Tony Rivera mentioned he is still in the process of securing access letters. Jackie Danielsson informed the members present if they contact customer service and service has not yet been brought to the building they would have to wait 30-45 days. Chris Camarena informed the members there would be table days, providing information for Comcast at the business park.
 - b. AT&T Cell Tower: Cell Tower construction has not started. Bryan Bowers noted it was supposed to start in October 2013 and has been delayed to late January, early February.
 - c. Zoning Code Updates: Bryan Bowers informed the owners that the Board of Directors are in the process of updating the zoning with the City of Pleasanton and the uses in the CC&R's in order to modernize the uses for the business park. This would make it easier for more businesses to enter the park without having to go through the City. Bryan Bowers mentioned there will be a workshop on Tuesday, April 8, 2014 from 10:00 a.m. – 12:00 p.m. for the owners to review the updated CC&R's and City Zoning and give their feedback before going out to a vote in May.

Chris Studzinski stated he does not understand why they want to make it easy for companies to enter the business park. Jack Black explained they are taking the City of Pleasanton's current code and bringing it into the park to reflect the modern uses for the business park.

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James Drummond asked if they are able to get a draft before the workshop. Bryan Bowers said yes, the intent is to notice the workshop with a draft of the existing uses and what the Board of Directors is proposing.

d. CUP Requests Approved & Denied

Bryan Bowers stated Colvan Electric was approved and the fence addition at Quarry Lane School. No Requests were denied.

e. Landscaping & Monument Sign

The owners were informed the landscape areas in front of the monument signs and in the median were upgraded with new less water intense plants and the irrigation controllers were update. Also, the business park's name was added to the one monument sign and sign which already had Valley Business Park on it was painted. These upgrades were done to beautify the park.

6. New Business – None

7. Open Owner's Forum

a. Sidewalk on Boulder

Chris Studzinski stated his concern that there is not a sidewalk on Boulder and there are too many kids walking in the street. Dan Costa asked about having a stop sign at the t-section on Quarry & Boulder where the school is stating people have been hit there.

Jack Balch said he would ask the traffic engineer to investigate. Sabri Arac stated he had talked to the City of Pleasanton in the past about putting signs up in that area.

8. Close Owner's Forum

9. Board of Director's Items

a. Buffer Zone Wall

Bryan Bowers informed the owner that C. Franceschi requested bids to paint the buffer zone wall and it was the opinion of the painting companies that the wall did not need to be painted. The Board of Directors will be having general touch-up and cleaning done to the wall.

b. Association Dues

Bryan Bowers advised the owners that for 2014 the dues are at about 50% and the owners should expect 100% for 2015. Bryan Bowers explained due funds being reimbursed from the embezzlement; the Board has been able charge a reduced amount of dues for 2014.

10. Adjourned Meeting – Meeting adjourned at 1:03 p.m.