

Valley Business Park
Board of Directors Meeting
February 4, 2014 @ 1020 Serpentine Way, #111

Minutes

1. Call to order @ 11:20 a.m.
2. Roll Call
 - a. Board Members Present: Bryan Bowers, Sabri Arac and Jack Balch
 - b. Others in attendance: Christine Franceschi with GS Management Company.
3. Quorum – Confirmed
4. Approval of Minutes from October 29, 2013 Meeting

Motion was made by Jack Balch, seconded by Bryan Bowers to approve the Minutes of October 29, 2013 as presented. No objections, motion carried.
5. Old Business
 - a. AT&T Tower

Bryan Bowers reported that the job was supposed to start in October but they are behind scheduled and are now scheduling to start at the end of January.
 - b. Buffer Zone Wall – C. Franceschi stated she received bids to paint the wall ranging from \$3,850 - \$13,525 and the painting companies felt the wall did not need to be painted. C. Franceschi, recommended cleaning and touch-up. The Board of Directors agreed to the general maintenance of cleaning and touching up the buffer zone wall.
 - c. Modifying PUD & CC&R's: Jack Balch stated the current plan is for him and Bryan Bowers to look at the current CC&R's and City of Pleasanton's uses and update them to better fit Valley Business Park in order to make it less of a hassle for more businesses to enter into the business park. Jack Balch suggested approving the spending of up to \$6,000 in legal fees to revise the current CC&R's. Motion was made by Bryan Bowers, seconded by Sabri Arac to approve legal fees up to \$6,000 for the revision of the CC&R's. No objections, motion carried.

Bryan Bowers suggested a working session with the members in order to get their input on the draft from the attorney. The Board of Directors scheduled the workshop for April 8, 2014 from 10:00 a.m. – 12:00 p.m. The Board of Directors goal is to have the revised CC&R's approved at the May meeting.

Jack Balch suggested getting a second bid from Eric Wong who drew up the original CC&R's. C. Franceschi will contact Eric Wong for a bid.
6. Adjourned Meeting – Meeting adjourned at 11:55 a.m.