

Valley Business Park



Owners Association Meeting

February 5, 2013, 12:00PM @ Round Table Pizza, 530 Main St, Pleasanton, CA

Agenda

1. Call to Order @ 12:01PM
2. Roll Call
 - a. Present: Sabri Arac, Brian Otoole, Gerald Hodnefield, Bryan Bowers
 - b. Absent: none
 - c. Others in Attendance: Phyllis Osaki, Cathy Conner, Christine Franceschi, Rimma Radayeva, Chris Studzinski, James Drummond, Liz Drummond, Laurie Faith, Jeff Perko, Tom Stone, Jon Dickson, Dave Rosin
3. Quorum - Yes
4. Approve Minutes from November 6, 2012 Meeting - Yes
5. Old Business
 - a. Fence Plan Approved – the fence plan modification for the VBP development plan was submitted to the City of Pleasanton and officially approved.
 - b. Website – please visit the website – www.ValleyBusinessPark.org - to update your businesses contact information and check for park updates and communications.
 - c. Standardized CUP / ARB Form – this form has been completed and is available on the VBP website.
 - d. CUP Requests
 - i. Approved: Radayeva Music Studio, AT&T Mobility
 - ii. Declined: none
 - iii. Future CUP requests will be posted on the website
6. New Business

- a. 2013 Proposed Budget – no dues for 2013 due to excessive reserves. Wall repairs should be completed in the 1st quarter. GSMC currently has two bids and will retain one more.
 - b. Association Reserve – reserve will be decreased to \$25,000
 - c. Prior Management Company – Questionable Charges – GSMC did an audit of the previous company’s financial records pertaining to Valley Business Park and discovered \$81,700 in questionable charges. Common Interest Management has reimbursed \$71,500 to date. GSMC continues to investigate and is currently examining the VBP money market account.
7. Open Owner’s Forum
- a. Tom Stone asked is GSMC is currently doing a walk-thru of the park. They confirmed that they were.
 - b. James Drummond asked if the Board would charge owners a fee for reviewing new tenant applications. The Board confirmed that they would not. Mr Drummond also asked if the Board could petition the City to change the allowed hours of operation. Gerald Hodnefield communicated that it was highly unlikely the City would allow the hours to change since businesses on the west side of Serpentine Lane back up to the residential neighborhood on Kolln St.
8. Close Owner’s Forum
9. Board of Directors Items - none
10. Adjourn Meeting