

Valley Business Park

Owners Association Meeting

September 4, 2012 @ Round Table Pizza, 530 Main St, Pleasanton, CA

Minutes

1. Call to Order
2. Roll Call – Gerald Hodnefield, Sabri Arac, Brian OToole, Bryan Bowers
 - a. Others in attendance - Phyllis Osaki, Cathy Conner, Christine Franceschi, Ian Thomas, Varsha Upadhye, Lakshmi Nachiappan, Jason Long, Jeffery Long, Jean Melton, Rimma Radayeva, Chris Studzinski
3. Quorum - YES
4. Approve Minutes from Previous Meeting - NONE
5. Old Business
 - a. New Management Company – GS Management Company, introductions by Cathy of herself, Phyllis, Christine
 - b. New Lawyer – Tome Cave @ Groom & Cave, LLP in San Jose
 - c. Fence Plan for the Park – Bowers submitted to City of Pleasanton for preliminary application review
 - d. Board Approved CUP Requests
 - i. Shape Up! @ 1257 Quarry Lane, Suite 115
 - ii. Monument Sign for Full Spectrum Analytics @ 1252 Quarry Lane
 - iii. Tri-Valley Chinese Bible Church Heritage School @ 1050 Serpentine Lane
 - iv. Spira Institute of Healing Arts @ 1020 Serpentine Lane, Suite 115
 - e. Board Denied CUP Requests
 - i. Safari Kid, Inc @ 1181 Quarry Lane, Suite 350
6. New Business
 - a. New Website - ValleyBusinessPark.org
 - i. Bowers explains purpose is to promote the park, provide contact information, provide relevant documents, provide list of businesses in the park
 - ii. Bowers to add ability for businesses to update their contact information
 - iii. Bowers to post City of Pleasanton notifications relevant to the park
 - b. GS Management Company
 - i. Prior to next meeting, will complete reserve fund analysis and necessary frequency of reserve study (annual vs. every three years)
 - ii. Prior to next meeting, will complete 2013 budget
 - c. Next owners association meeting scheduled for November 6th, 2012, then the first Tuesday every three months
7. Open Owner's Forum

- a. Safari Kid asks Boards decision to be reconsidered. Board declines after stating reasons why the application was denied the previous three times.
 - b. Rimma from Radayeva Music Studio inquires if neon signs are allowed in the window within the park – Bowers to check CC&Rs
8. Close Owner's Forum
9. Board of Directors Items - NONE
10. Adjourn Meeting