

Valley Business Park

Owners Association Meeting

November 6, 2012 @ Round Table Pizza, 530 Main St, Pleasanton, CA

Minutes

1. Call to Order @ 12:05PM
2. Roll Call
 - a. Present: Gerald Hodnefield, Brian OToole, Bryan Bowers
 - b. Absent: Sabri Arac
 - c. Others in Attendance: Phyllis Osaki, Cathy Conner, Christine Franceschi, Rimma Radayeva, Chris Studzinski, James Drummond, Liz Drummond, Laura Faith, Laren Hirst
3. Quorum - Yes
4. Approve Minutes from September 4, 2012 Meeting - Yes
5. Old Business
 - a. Fence Plan Update – The Board will submit a fence plan amendment for the Valley Business Park Development Plan to the Pleasanton Planning Department that will save property owners time and money by requiring new fence approval only from the Architectural Review Board so long as the fence complies with the fence plan guidelines. Property owners will no longer be required to apply and pay for a city permit.
Objections to the fence plan were made by Chris Studzinski, James Drummond and Liz Drummond.
 - b. Office Submittal – Businesses can update their contact information by going to www.valleybusinesspark.org/businesses.html and clicking on “Update your business listing information”.
 - c. Standardized ARB Form – Anyone submitting a request to the Architectural Review Board can now fill out a standardized form

located on the website at

www.valleybusinesspark.org/documentation.html.

6. New Business

- a. 2013 Proposed Budget – GSMC is finalizing the budget and expect a 23% reduction in costs.
- b. Association Reserve – the reserve is very high, about \$40k. Recommend reducing to \$20k - \$25k. Operating budget currently has about \$85k.
- c. Prior Management Company – Questionable Charges – Upon review of the old management company’s accounting by GSMC, 26 questionable charges were discovered for the years 2010 – 2012. The association’s lawyer, Tom Cave, has been engaged to recover proof of charges or a refund.
- d. Buffer-Zone Wall Repairs – GSMC is currently gathering bids for repairs needed for the greenbelt / buffer zone wall between VBP and the residential neighborhood on Kolln St.
- e. Multi-year Tree Trimming Schedule – GSMC is currently gathering bids for tree-trimming service. Noted that tree-trimming can only be done during certain times of the year so as not to disturb nesting animals.

7. Open Owner’s Forum

- a. Laren Hirst noted that the monument sign on the right side of the Valley Ave / Quarry Lane entrance to the park is missing. Can we get a bid to replace?

8. Close Owner’s Forum

9. Board of Directors Items - None

10. Adjourn Meeting