

Report on Cordata Business Park Association (CBPA) Annual Meeting February 18, 2025

1. The meeting was held on February 4, 2025, via Zoom, with about six people in person at the WCC meeting room, and another 4-5 attending via Zoom, including Jim and me. (I copied the agenda for the meeting at the end of this report.)
2. The website for the Cordata Business Park Association is:

<https://www.cordatabusinessparkassociation.com/>
3. The Governance tab includes links to all of their important documents, should you wish to access them.
4. Budget Notes- They discussed the need to increase their reserve funds to cover anticipated future costs of mitigating the beaver issue.
5. The president of their Association Board, Darcy Jones, gave a quick summary of what the CBPA does (*not sure I got all of this perfectly correct, so don't quote me*):
In the late 80's and early 90's, the Trillium company developed the land in this area in two stages. It was largely industrial and had a master plan. It included area from Bellis Fair to the city limits, and from almost to Meridian St. almost to Aldridge Rd.
This included lots of open space/vacant lots/etc. When Trillium went bankrupt, these vacant spaces defaulted to the CBPA, as did responsibility for managing the stormwater issue that arose from these spaces.
Their Design Guidelines include expectations that property owners keep frontages to a higher standard than the city would ordinarily require.
He also spoke briefly about the issues related to the encampment cleanup on Bakerview.
5. The group had Board elections to fill two vacant positions.
6. Storm drainage issue/beaver problem and updates - They have hired consultants who are working on permits to install one or more "Beaver Deceivers" (<https://beaverdeceivers.com/>). These are contraptions meant to convince beavers that they do not need to build dams in specific locations. CBPA intends to proceed with installation in August 2025. They do not anticipate needing a general contractor, but it will require equipment accessing the pond.
They referred to a 2012 Stormwater Report conducted by a civil engineering group, and hired by CBPA (I think). It can be accessed on the CBPA website, under the "More" tab:

<https://www.cordatabusinessparkassociation.com/stormwater-report>
7. Any questions we have should be addressed to either Molly Koch or Amia Froese at Saratoga Commercial Real Estate.

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8. Rupert asked about where our dues go. I suggest he/we look at the CBPA financial statements. Of their total projected 2025 operating expenses of \$136,000, a total of \$124,900 is budgeted for landscaping, irrigation and wetland related costs. The rest of their \$160,000 budget goes mainly to insurance and management fees (to Saratoga).

Submitted by Vale Hartley, February 18, 2025

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CORDATA BUSINESS PARK ASSOCIATION
2025 ANNUAL MEETING OF THE MEMBERS OF CBPA
At 4:00 February 4, 2025. WCC FOUNDATION BLDG Suite 201

AGENDA

1. Call to Order – verify quorum

2. ReCap Financial and Budget

Review of 2024 Financials

· Profit & Loss, Balance Sheet, A/R report

Budget for 2025

1· Budget Notes

2· 2025 Budget

3. Storm drainage issue/beaver problem and updates

4. CBPA Website

5. Annual members meeting scheduling

6. Board of Directors –Nomination and election of two new board members to the CBPA board

6. Open Discussion

· New development and impacts

· New Business