

ANNUAL MEETING
GRANT ROAD INDUSTRIAL CENTER OWNERS' ASSOCIATION, INC.
DECEMBER 4, 2008

The Annual Meeting of the Grant Road Industrial Center Owners' Association, Inc. was held on Thursday, December 4, 2008 at the Alphagraphics' board room, 2500 North Coyote, Suite 107, Tucson, Arizona.

President, Steve Juhan, asked that a motion be made to open the meeting. Motion made by Nancy Turner and seconded by Kathy Weber. Motion carried and meeting was opened at 10:00 a.m.

Kathy Chalfin, the Secretary, said that she had certified that she delivered or mailed notice of the meeting to all owners. Letter in the corporate book.

Steve said that everyone had received last year's minutes and asked if anyone wanted them read. No one did.

Present were:

Steve Juhan and Kathy Chalfin, Legacy
Elizabeth Martinez – Cognis
Nancy Turner – Turnerplex Properties
Maureen Hanlon – Hanlon Engineering
Larry Mackel – Desert Metals
Gabriel Hernandez – ABC Graphics
Mike Hennessy – Burris and Hennessy
Gary Tenen – Alphagraphics
Debbie Farner – Farner Enterprises
Michael Schramek
Kathy Weber – Falks

The Treasurer's Report was handed out. Steve said that he would discuss it in his Report. Nancy Turner made a motion to accept the report, seconded by Elizabeth Martinez. Motion carried.

REPORT OF PRESIDENT;

1. As you know, we have a Web Site. It has been updated and is affordable. It is GRICOA.com
Included is space for new leases, list of contractors and park news.
2. Regarding Park News. It would be advantageous to have girls' softball in the Juhan Park, which is at the north end of Huachuca. The name of the softball group is El Rio Fast Pitch Girls' Softball. It would cost \$800,000 to put everything in place. With the current down size in everything, it is unlikely the City will be able to put any money in this project for some time.
3. Steve mentioned the seal coating. Though costly, it was something that needed to be done. Gabe Hernandez mentioned that people used his easement to drive through the park. Steve reminded him that, several years ago, he paid an attorney and had a deed drawn up so that the Owners' Association would own the Right of Way. Gabe did not sign it, since it would cause him problems if he wanted to sell his building. Mike Schramek recently had some work done on his parking lot.
4. Each year Mammoth Tree trims all the trees on Huachuca. There are about 100 of them. Also the trees on Coyote are thinned and any dead trees removed.
5. There have been fewer breakins and vandalism since the security patrol (Esparts) has been patrolling seven nights a week. Obviously the additional cost has been worthwhile. Crime has lessened.
Elizabeth Martinez of Cognis, Maureen Hanlon of Hanlon Engineering, Larry Mackel of Desert Metals

and Gabe Hernandez of ABC Graphics all spoke of incidents. One of the items stolen from several buildings were compressors. This would be very noisy work to break locks, etc. and would require heavy equipment to move the compressors.

6. Regarding the Groundskeeper – the workers have been around more – at least twice a week since the fee was increased. They are cleaning up more trash and weeds. The Park is looking good. Future bids will be discussed at the next Board meeting.
7. There is no news from the City regarding the proposed stop light on Coyote, nor the connection of Copper to Dragoon. Probably put off indefinitely until finances improve.
8. Letters have been sent to the owner of 2560 North Coyote. The back is very messy. Perhaps some cleaning up has been done, but there is more to do.

Steve asked that the President's Report be accepted. Mike Schramek made the motion, seconded by Larry Mackel . Motion passed.

ARCHITECTURAL REVIEW COMMITTEE REPORT:

The Architectural Review Committee approved the sign for La Casita Day Care. It is on the south side of the building and very visible. They have recently paid for an advertising sign on Grant just west of Huachuca on the south side of the street. This, too, is very visible.

Steve asked for a motion to accept the report. Gary Tenen made the motion, seconded by Larry Mackel. Motion passed.

NEW BUSINESS:

There was discussion about a monument sign for Grant Road at Huachuca. There would be 12-15 names and it would be located next to the mail box. It would not be lit, as there is no power to the area.

Steve asked for a motion to accept the report. Gabe Hernandez made the motion. Elizabeth Martinez seconded . Motion carried.

There was no Unfinished Business.

Mike Hennessy, who is a realtor, brought owners up to date on what is going on in real estate. Residential sales are pretty much at a standstill. The market is soft. With the downturn in the market, square footage prices are hard to determine. Some of his tenants want their rent to be lowered. He is considering it on a six-month basis.

The City is now demanding Certificates of Occupancy for each new tenant. Has tenants in a vise. In space re-rented, could cost \$50,000 to bring up to code. It took the new owners of 2565 North Huachuca months just to get their plans approved.

Mike was critical of the City Council. There was some joking that Steve and Mike should be on the Council. Mike said the average councilman couldn't balance a checkbook or do a small business payroll.

ELECTION OR BOARD:

Slate: Steve Juhan
Kathy Chalfin
Nancy Turner
Elizabeth Martinez
Mike Schramek
Larry Mackel
Maureen Hanlon

Steve asked if anyone else wanted to be on the Board. There were no volunteers.

Steve asked for a motion to accept the Board. Nancy Turner made the motion which was seconded by Gary Tenen. Motion carried.

Steve said he would have a Board Meeting sometime in January or February of 2009.

There was no other business and Steve asked for a motion to close the meeting. Gabe Hernandez made a motion, seconded by Nancy Turner. Motion carried and meeting adjourned at 11:00 a.m.

Respectfully submitted,

Kathryn P. Chalfin
Secretary