

**ANNUAL MEETING**  
**GRANT ROAD INDUSTRIAL CENTER OWNERS'**  
**ASSOCIATION, INC.**

The Annual Meeting of the Grant Road Industrial Center Owners' Association, Inc. was held on Thursday, December 3, 2009 in the Board Room of Alphagraphics, 2500 North Coyote, S. 107. The owner, Gary Tenen, was again thanked for letting us use this room for the meeting.

The President, Steve Juhan, asked that a motion be made to open the meeting. Nancy Turner and Gabe Hernandez so moved. The meeting opened at 10:00 a.m.

Those present had all been introduced to one another. Those present were:

Elizabeth Martinez – Cognis  
Mike Hennessy – Burris and Hennessy  
Mike Schramek – M.S. Enterprises  
Gabe Hernandez – ABC Graphics  
Larry Mackel – Desert Metals  
Gary Tenen – Alphagraphics  
Al Farner and Debbie Farner – Farner Family Trust  
Nancy Turner – Turnerplex  
Fred Weber – Falks  
Maureen Hanlon – Hanlon Engineering  
Steve Juhan and Kathy Chalfin – Legacy Business Properties

There is a letter in the Corporate Book signed by Kathy Chalfin, Secretary, stating that the meeting notices had been mailed or hand delivered on Nov. 4, 2009.

Steve said that last year's Minutes had been mailed to everyone, so there was no need to read them at this meeting.

**TREASURER'S REPORT**

Steve had passed out typed sheets showing the income and expenses for the Owners' Association for 2009. He said that most of the expenses would be the same, more or less. However, the Groundskeeper had reduced their charges to \$1200 per month, which was a savings of \$11,556 per year.

Steve asked that the Treasurer's Report be accepted. Nancy Turner made the motion and it was seconded by Fred Weber. Motion carried.

**PRESIDENT'S REPORT**

Steve said he felt that the Security Patrol was doing a very good. Problems with vandalism, etc. were very few. The other owners felt that it was well worth the money. However, a trailer in back of 2555, S. 113 had been stolen within the last ten days.

Al Farner and Fred Weber mentioned that there was a large hole in the pavement in back of Laura Gibson's property at 2420 North Huachuca. It is her responsibility and a letter should be sent to her reminding her of this.

He mentioned again the Groundkeeper and the reduced rate. It will make a big difference in one expense..

Steve showed the owners a picture of the El Rio Girls Fastpitch. They hope to be in the Juhan Park within a year or so. The total cost will be \$736,000 – some of which comes from the lottery. There will be

improvements to the park before the team can use it. The team is in the process of getting the plans approved.

Mike Hennessy mentioned that the property on the south side of Grant across from Shell had been sold and there will be a Quick Stop. This will be a large business and cause more traffic problems.

That concluded the President's Report and Steve asked for a motion to accept it. Nancy so moved and was seconded by Larry. Motion carried.

Gabriel Hernandez has been sent an Easement to be signed. The property from his building to the property line of 2425 would belong to the Owners' Association so that it could be kept paved and sealed. Gabe said that his attorney had died and he was waiting to get the okay from his new one.

#### ARCHITECTURAL REVIEW COMMITTEE REPORT

No report.

#### UNFINISHED BUSINESS

Once more there was discussion about a monument sign. Mike said that electricity could very easily be brought to the site. Steve wondered if the present Grant Road Industrial Center "signs" could be utilized. Some of the members didn't want the sign and indicated they would not pay for it to be installed. La Casita, the daycare center, is pushing for the sign – but no one from there attends meetings. A Special Assessment would have to be levied on those who wanted it. Steve was going to check and see what would be possible and where.

Regarding real estate taxes – every owner has had taxes raised. It apparently does no good to appeal to the County. The owner would have to contact a business like Sage Tax Group. They take a percentage if they get the taxes lowered, nothing if they don't.

Again there was some discussion about having a stop light at the corner of Grant and Coyote. At one point the City had promised a sign – no date given. Traffic is getting more congested and many drivers go over the speed limit on Grant Road. It's needed for safety. Steve said he would get in touch with Jim Rossi about this. Silvercroft Association is down Grant Road to the west and no doubt would like a stop light.

Mike talked a bit about rental space available and renewal of leases. He said each lease that comes up for renewal, he and the tenant have to negotiate. With times as they are, most rents are decreased, at least temporarily. The problem with new tenants is a Certificate of Occupancy has to be secured from the City. The fee is \$160. That is just the beginning, as a Fireman and Policeman come out to inspect. In older spaces, this could mean thousands of dollars spent to bring up to code.

#### BOARD OF DIRECTORS

The next order of business was to elect the Board of Directors. Those currently on the Board are:

Steve Juhan  
Kathy Chalfin  
Nancy Turner  
Elizabeth Martinez  
Mike Schramek  
Maureen Hanlon

Steve asked if there were other volunteers. No one volunteered.

Steve asked for a motion to accept the Board of Directors. Mike so moved and Gabe seconded the motion. Board was reelected.

Since there was no further business, Steve asked that a motion be made to close the meeting. Al made a motion and it was seconded by Nancy. Motion accepted.

Meeting closed at 11: 00 a.m.

Respectfully submitted,

Kathryn P.Chalfin  
Secretary