

Grant Road Industrial Center Owners Association, Inc.

2440 N. Coyote Drive, Suite 121
Tucson, AZ 85745

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 2, 2010. The President, Steve Juhan, asked that a motion be made to open the meeting. Motion duly made and meeting opened at 10:10 a.m. Motion by Nancy and Mike Schramek..

Present were: Nancy Turner – Turnerplex Properties & Turner Labs.

Elizabeth Martinez – Cognis Corporation

Albert Farner

Mike Schramek

Gary Tenen – Alphagraphics

Steve Juhan and Kathy Chalfin – Legacy Business Properties

Gabriel Hernandez – ABC Graphics

Mike Hennessy – Burriss and Hennessy

All owners were introduced.

Everyone was given a Treasurer's Report and Steve went through the figures. We have saved on Groundskeeper and Hite Security was hired at the same figure as the previous security patrol.

AAA Mammoth was less and legal was very small. Nancy and Gabe moved to accept the Treasurer's Report. So moved.

Kathy had written a letter and signed it and put it in the Minutes Book. She stated that notices had been sent to all Owners – either by mail or hand delivery.

Al asked about paving easements. Gabe Hernandez never did sign over the easement to the Owners. The paving is in very poor condition. Gabe, Jr. was asked about the trailers in back of the building. They are filled and very heavy and there is no way to get rid of them now.

We do have funds to repave the easement that goes north and south next to 2500. That will be done soon. Also mentioned was the large hole in back of LG. A letter was sent last year but nothing was done.

There was a discussion about taxes. All of them have been raised. Mike was going to protest his and Steve had just asked his company to protest his. How can taxes be raised when business is so poor?

President's Report:

Hite Security started May 1st – 10 stops, three times a night, seven days a week. Steve asked Butch Hite to attend the meeting if he could. Lights out are reported once a week, and Hite gives daily reports to Steve. No break-ins that he knows of.

New information on the Website. Space available in GRIC. Are there any additions. If so, let Steve know.

El Rio Girls Fast Pitch is now using the Juhan softball park at the north end of GRIC. You can catch a game on Saturdays and some evenings. Extra lighting deters crime activity. More families are using the Park. We are now officially a "mixed use" industrial park. It's only taken 20 years! Web site link – "Park News".

Southwest Gas is replacing underground gas lines at 2560, 2500, 2555. Next 2440 and 1802.

Maybe alley north/south.

City sidewalks were fixed on Grant Road with temporary asphalt patch. We have been writing to the City about this for two years.

Steve asked that a motion be made to accept the President's Report. Gary so moved and Gabe seconded. Motion carried.

Butch Hite, owner of Hite Security came in to the meeting about 11:00 a.m. He gave a very thorough talk about his background and what his security company does. He was on the Tucson Police force before starting his company. He feels this is a plus for his company, as the police will reply to any 911 calls.

Hite has 12 men on patrol. Hite said that ideally every owner should have a camera. However, this was too expensive. Cognis has spent over \$35,000 on their system

There was discussion about having a sign saying something about the area being monitored. Steve and Butch will discuss this.

Butch passed out business cards and told the owners to be sure to call them if there are any problems

Architectural Review Committee: No report

New Business:

The large pot hole behind L. G. Enterprises, 2410 North Huachuca still has not been fixed. Also Gabe was asked about the "road" next to his building to the south. His father was going to sign an easement but this never happened. It is in very bad shape and affects the paving at 2425 also.

Also there was a discussion about the trailers in back of ABC Graphics. Gabe said that they are full and very heavy and nothing can be done about them right now. They, too, are an eyesore.

The owners discussed transients. Since the camp was cleaned out several years ago and the area burned, there has been no camping there. However, there seems to be one man camped out there and causing no trouble.

Mike Hennessy talked briefly about business in general. The recession has caused many problems, as we all know. Metal buildings are going for about \$40 per square foot and land for about \$5.00 a square foot. Right now there aren't too many vacancies in the park. And, everyone hopes things will pick up. Mike said this park is one of the best in town. Steve keeps his roofs repaired, fixes pot holes and in general, everything is kept fresh and up to date.

Steve asked that a motion be made to accept New Business. Nancy moved and Mike Hennessy seconded. Motion carried.

Board of Directors:

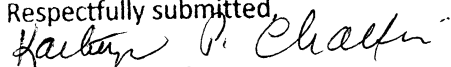
Steve said that those on the Board of Directors are Steve Juhan, Kathy Chalfin, Nancy Turner, Elizabeth Martinez, Maureen Hanlon and Mike Schramek.

He asked if anyone else would like to be on the Board. There were no volunteers.

Motion to accept made by Elizabeth and seconded by Mike Schramek. Motion passed.

There being no further business, Steve asked that there be a motion to close the meeting. Nancy Turner so moved and Mike Schramek seconded. Motion passed. Meeting closed at 10:40 a.m.

Respectfully submitted,


Kathryn P. Chalfin, Secretary