

The Annual Meeting of the Grant Road Industrial Center Owners' Center was held on Thursday, December 1, 2011 at the Board Room of Alphagraphics. The meeting was called to order at 10:10 a.m. The President, Steve Juhan, asked that a motion be made to open the *meeting*. Al Farner so moved and Larry Mackel seconded the motion carried.

Those attending were:

Steve Juhan, Legacy Business Properties, LLC
Kathy Chalfin, LegacyBusiness Properties, LLC
Elizabeth Martinez, BASF
Fred Weber, Falks, LLC
Mike Hennessy and Tim Burris, Grant Road Industrial, LLC
Mike Schramek, 2425 North Huachuca
Gary Tenen, Alphagraphics
Larry Mackel, Desert Metals
Maureen Hanlon, Hanlon Engineering
Debbie and Al Farner, 1700 W. Grant Road
Earle Wheatley, 2570 North Huachuca

The Secretary said that she had written and signed a letter which said she had mailed or delivered the meeting notices to all owners. Kathy asked if everyone had copies of last year's minutes, if they wanted her to read them she would. All decided that was not necessary.

Treasurer's Report:

A copy of the Treasurer's Report was passed out to all owners. Steve said Hite Security had raised their monthly charge to \$1,600.00. The cost increase is due to gasoline prices, inflation, etc. The Website billing was higher because the 5 year billing cycle and a lot of additional information. The rest of the billing was similar to last year--no major increases. A copy will be on the website.

Steve asked that the report be accepted. Motion made by Tim Burris and seconded by Maureen Hanlon. Motion passed.

President's Report:

There is some additional information on the Website: There are financial statements, space available, contractors and soon there will be a breakdown of percentage due by each owner.

Cognis was bought by BASF. Emergency Restoration has reopened their building at 2565 North Huachuca.

Steve said he had purchased 1842 West Grant and 2445 North Coyote from Nancy Turner. Turner Labs, Inc. signed a 7 year lease and will continue to operate at 2445 N. Coyote #104.

Security Lighting Reminder! A reminder to all that security lights should be on all night. Owner's should repair their sodium lights so they are working at night also check to be sure you don't need to replace bulbs. Lights are necessary as crooks can hide in the shadows. Often more than 25 lights are out at one

time. Hite makes three trips a night and leaves nightly reports in the mail box. Weekly they make a lights out report that Steve faxes to the different owners who have lights that aren't working. Those owner buildings are Dyer (building completely dark at night), ER (in the process of repairing lights and security system), Alphagraphics (back of building dark), Hernandez (south side of building dark)—please fix your lights.

There have been several cases of vandalism during the year. There has been gasoline stolen at 1802 W. Grant, graffiti on various buildings. Triangle Steel – 2560 North Coyote had had a trailer vandalized. Farner had vandal problems mid-summer. In July the Juhan City Park had all of the copper wiring stolen. The El Rio Girls Fast Pitch cannot practice in the dark and temporarily move back to Joaquin Murrieta Park on Silverbell. Article can be found in the AZ Daily Star: http://azstarnet.com/news/local/govt-and-politics/article_197d377a-73c6-59d7-9f42-b5359ddc397c.html

Paving: The paving in the north/south alley easement is really bad and must be repaired in 2012. It will be on the spring/summer scheduled repair. The hole at LG 2410 N. Huachuca was repaired and Mike Hennessy/Tim Burris just paved their parking lot 1802 W. Grant – front and rear. Looks good! They said it cost around \$1.50 per foot to mill and replace. Parking lots are looking tired and need repair, some lots are really bad--Hernandez 2445 N. Huachuca is by far the worst.

Unfinished Business:

There is wildcat dumping in city dumpster at the Juhan City Park.

Larry Mackel said vandals have been getting inside Dyer 2545 N. Huachuca to climb the demising fence into Desert Metals 2465 N. Huachuca and stealing aluminum.

El Rio Softball has cleaned up the Juhan Park. Not to many transients living there anymore. But, at least twice copper wiring has been stolen from there according to AZ article. Mike Hennessy mentioned the property in back by the river. Several years ago all trees, bushes, etc. were cleaned out and the people left. There apparently is one person living there but causing no problems.

There are lots of vandals on bikes scoping out the area. Be aware of people on bikes. The live in the nearby neighborhoods scope out the area and then come back later to vandalize.

Fred Weber brought up the problem of tax evaluations. All owners had their property taxes raised. Tim Burris moved that Mike Hennessy draft two letters – one to Board of Supervisors and one to City Council. Also a letter to F. Antinori. Wants copy of city ordinance.

Delinquent payments. Most are up to date. However, Hernandez is a year behind. It was suggested that Steve write a letter and say if they didn't get up to date, he will contact his attorney to put a lien on the property. The attorney fees would have to be paid by Hernandez. Steve asked for motion to accept report. Tim Burris made a motion, seconded by Maureen Hanlon. Motion passed.

Architectural Review Committee:

A new fence was approved for Triangle Industrial at 2560 N. Coyote.

Signs have been put up in several places regarding no trespassing after 5:00 p.m. Hite has put up signs underneath saying that the park is protected by Hite Security.

Several of the owners talked about security cameras – perhaps fake ones. BASF has had security cameras for a long time. It was decided that each owner could do as he wished. Discussed putting up more signs but it wasn't deemed necessary for now.

Mike Hennessy and other owners discussed real estate in general. Vacancy was at about 10%. Prices per square foot vary. Roughly around \$.60 to \$.75 depending on frontage to Grant Road.

Board of Directors: Those on the Board are Steve Juhan, Kathy Chalfin, Elizabeth Martinez, Maureen Hanlon and Mike Schramek. Nancy Turner is no longer on the Board, as she sold her buildings to Steve Juhan. Steve asked for volunteers. There were none.

Steve asked that the new slate be accepted. Tim made a motion seconded by Mike Hennessy. Motion passed. Meeting adjourned at 11:15. Fred made the motion to adjourn Elizabeth 2nd the motion.

