

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Tuesday December 3rd, 2013 in the board room of Alphagraphics. The meeting was called to order at 10:04 am. The President, Steve Juhan, asked that a motion be made to open the meeting. Gary Tenen so moved and Maureen Hanlon seconded the motion.

Those attending were:

Gabe Hernandez Jr. – ABC Graphics 2445 N. Huachuca
Debbie and Al Farner – 1700 W. Grant Rd.
Mike Schramek – 2425 N. Huachuca Dr.
Linda J. Smith – BASF 2430 N. Huachuca
Steve Olafson - BASF 2430 N. Huachuca
Gary Tenen – Alphagraphics 2500 N. Coyote Dr.
Kyle Miller – 2560 N. Coyote Dr.
Monika & Earl Wheatley – Creative Plastics 2570 N. Huachuca Dr.
Marsha Dyer – 2545 N. Huachuca Dr.
Mike Hennessy – 1802 W. Grant Rd.
Paul Hall – Desert Metals 2465 N. Huachuca Dr.
Maureen Hanlon – 2502 N. Huachuca Dr.
Capt. John Stamatopoulos – TPD
Fred Weber – Falks LLC 2420 N. Huachuca
Larry Mackel – Desert Metals 2465 N. Huachuca Dr.
Steve Juhan – Legacy Business Properties LLC 2440 N. Coyote Drive, Suite 121
Kristin Lynch – (Secretary GRIC Owner's Association)

The Secretary, Kristin Lynch, had mailed and emailed the notice of meeting and minutes to all owners' in November 2013.

Capt Stamatopoulos started the meeting addressing the problem of break-ins. Apologized for slow response time because units are catching bad guys along the "Oracle Corridor." That the Prince & I-10 interchange construction also slows response time. Capt Stamatopoulos mentioned that Steve needs to create a "no trespass letter" so that police and Universal Protection Service can hold and process/prosecute persons on the property after dark.

Mike Schramek asked for nightly TPD patrols--that our property taxes justify it. He talked about all the vandalism at his building. Lights being shot out and truck batteries being stolen. Paul from Desert Metals talked about his yard break-in's and that the building had been tried to be broken into. That he was moving forward with a camera alarm system. Kyle Miller asked if Universal Protection Service had caught any bad guys? And, if they are actually patrolling three times per night? Steve replied and motioned to the year's reports sitting on the table and read

a few reports and times. Steve said that the criminals are timing the trips or actually hiding in the yard waiting for the patrol to pass knowing there is at least an hour or two for them to do their damage. That UPS has magnetic buttons all over the park. That they are tracked and have to get out of the car to check off these buttons nightly (3 trips per night) and he read the times on the reports.

There was mention of people on bikes being the “spotters” and having backpacks. Capt. Stamatopoulos once they can “hold” someone on a bike they can make an arrest because usually they have cutting tools and drugs and other evidence. He said to also send pictures of any “tagging” that TPD has a unit that can figure out who the “moniker” belongs to. He also mentioned other buildings not in the industrial park that have had ac units vandalized (copper theft). Steve mentioned camera systems and motion detectors for those who have yards and have a secure area. Earl asked if there were times and days worse than others? Al Farner mentioned infrared cameras. Earl mentioned lexan plastic for light fixtures (bullet proof). Earl mentioned the transients living in the wash and problems at the Juhan City Park (baseball fields).

Capt. Stamatopoulos left the meeting before 11am; he had another meeting to go to.

Treasurer’s Report: After the Capt left Steve opened with the Treasurer’s Report. First of all there was a June incident—storm damage/micro burst. Mike Hennessy lost his roof and also Legacy lost a roof at Rhino Linings. Five trees fell across Coyote Drive blocking the road. The insurance company reimbursed GRIC Owner’s Assoc. for the trees and the clean up plus the value of the trees.

Secondly, Emergency Restoration was late 4 quarters of payments. Steve recorded a lien with 15% penalties, attorney’s fees, and recording fees. The lien was paid at close of escrow when the building sold to Winn-Supply 2565 N. Huachuca Dr.

Steve presented a packet of four sheets—Treasurer’s Report, Last Year’s Treasurer’s Report, 2014 Projected Budget, and Billing Statement by address. It was explained that the Full Cash Value was the fair way to do the billing because some owner’s do not have buildings--namely, Jim Weaver, who just has an “improved yard” where he keeps his equipment.

Mike Schramek made the motion to accept and Debbie Farner seconded the motion. The motion carried.

President’s Report: New member Win-Supply 2565 N. Huachuca (plumbing supply house). Last year’s new member was Central Pet, Julie Grounds. It’s a “doggie daycare.” Storm damage on June 28: 5 trees and 2 roofs. Fire at the yard fence of BASF—welding fire. Steve mentioned to recharge your fire extinguishers!

Vandalism: Rhino trailer 2440-130, Fulton trucks 2425 Huachuca, truck and yard vandalism 2545 N. Huachuca, yard vandalism 2465 N. Huachuca, lights shot out 2520 N. Coyote 2425 Huachuca, copper theft at Alphagraphics 2500 N. Coyote, vehicles at 1802 W. Grant had gas siphoned out of tanks, etc. There was more discussion about Camera security systems.

Al Farner asked again about removing trees and getting a credit on his quarterly dues. Steve explained that then everyone would remove their trees and not pay dues. Fred Weber wanted a community recycle dumpster. Steve politely denied (another bill :).

Gary Tenen made the motion to accept, Fred Weber Seconded—the motion carried.

Board of Directors: New slate: Steve Juhan, Maureen Hanlon, Mike Schramek, Mike Hennessy.

Motion to accept Fred Weber, second the motion Gary Tenen—the motion carried.

The meeting ended at about 11:45. Fred made the motion to close, Kyle seconded—the motion carried.

Board Meeting afterwards: New business was to have another check signer on the account in case of emergency. Mike Hennessy volunteered. Meeting ended before noon. Slate of officers: President Steve Juhan, Secretary Kristin Lynch, VP Mike Hennessy