

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Tuesday December 2nd, 2014 in the board room of Alphagraphics. The meeting was called to order at 10:10 am. The President, Steve Juhan, asked that a motion be made to open the meeting; Mike Hennessy so moved and Fred Weber seconded the motion.

Those attending were:

Sheila Wetherbee – AZ Fab 1762 W. Grant Rd. (proxy votes for 1760 & 1762 W. Grant Rd.)

Julie Grounds & Morgan Bojorquez – Central Pet 2420 N. Jackrabbit Dr.

Gabriel Hernandez Jr. – ABC Graphics 2445 N. Huachuca Dr.

Debbie Farner – 1700 W. Grant Rd.

Mike Schramek – 2425 N. Huachuca Dr.

Linda J. Smith & Chalmers Reed – BASF 2430 N. Huachuca

Gary Tenen – Alphagraphics 2500 N. Coyote Dr.

Monika & Earl Wheatley – Creative Plastics 2570 N. Huachuca Dr.

Mike Hennessy – 1802 W. Grant Rd.

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 Association Secretary, Kristin Lynch, had mailed and emailed the notice of meeting and minutes to all owners' in November 2014. Everyone had read the minutes mailed to them and it was decided by the group that it was not necessary to read the minutes.

The next order of business was the Treasurer's Report: Steve Juhan passed around the Treasurer's Report along with last year's for comparison. The expenses were relatively the same with the exception of a little more money in the bank from last year. A projected budget was also attached and billing sheet broken down for each owner by full cash value. Steve explained that his accountant, Rick Kennedy, said it was the most fair way to do billing because some owner's have little frontage with big buildings and others have no roof square footage (Jim Weaver-lots); so it was a way to compare the properties. Also, Steve mentioned to remember to "protest" your property taxes every year because it is a two edged sword lowering your dues and property taxes at the same time.

Discussion broke out during the Treasurer's Report. Gary Tenen mentioned there has got to be a way to "quantify" the amount of vandalism into dollars and compare it to "security patrols" dollars spent. That it would might better serve to add a fourth nightly patrol because of all the vandalism and damages adds up to more than a fourth (extra) patrol stop. Steve said, So far 5 vehicles have been damaged, over \$3000 worth of high pressure sodium light have been shot out, 9mm slugs have been found in BASF & AZ Fab after nightly shootings, (most all the other shooting were with a bb gun); also, there has been many break-in's at WinnSupply, 2565 N. Huachuca, where the metal

siding of the building has been damaged and peeled back, roll doors broken, window bars damaged, roof damage, fencing cut, etc. Mike Hennessy said, if you lose a tenant due to vandalism it could add up to big dollars. Mike also mentioned, cameras are about \$300/each and that he is in the process of installing a system. Mike Schramek said, he had four cameras stolen off his building, wiring, etc. That someone in a vehicle like a station wagon pulled up and two men went to work and got up on the roof. It was on video before the cameras were unplugged and stolen. Fred Weber said, it sounds like it has turned into a game for the vandals--that when someone complains, then their cameras get stolen. Chalmers Reed, BASF, mentioned it's a personal definitely a personal safety issue for their employees. He was referring to the 9mm gun shots that blew out their window. They found the slug inside their offices. Morgan Bojorquez mentioned that she has heard gun shots at night also and seen transients knocking on the door after the building was closed. Gary Tenen wanted to get a idea of the damages and send it to the police for their records. Also, CC the mayor so he knows our vandalism problems. Debbie Farner wanted to know the cost for a fourth patrol at night before we commit. Gary also mentioned holiday weekends because of the previous mail box vandalism that happened; plus, Christmas and New Years will also be long weekends. Everyone agreed upon a holiday daytime patrol. Steve explained it will cause the projected budget to increase. Everyone agree it would be worth the small increase. Mike Hennessy made the motion to accept the Treasurer's Report, Julie Grounds seconded the motion—the motion carried all in favor.

President's Report by Steve Juhan: no new building purchases, no new owners, all voting membership is the same. Steve said there were some new tenants, Ram Plumbing 2500 Coyote, Geary Pacific 2560 Huachuca, and a couple new churches. Immediately, the discussion went back to the vandalism issues. Larry Mackel, Desert Metals, mentioned that since they added a second shift no vandalism. Julie Grounds, Central Pet, said that guard dogs can be rented to protect your property. Mike Schramek said the person on the video tape is bow legged. Also, that the security patrol needs to shine the spot light behind the dumpsters and trailers. The bad guy hides as the patrol drives around. Steve said there is a hole in the fence between 2560 Coyote & 2565 Huachuca that the bad guy has been using to vandalize WinnSupply--that they have had extensive vandalism. The bad guy has been on the roof, peeled back metal siding on the north and south sides of the building, broken roll doors, broken bars off the windows, vandalized from the roof, and even hung fishing line hooks down from the roof vents trying to snag small inventory. Fred Weber asked if Universal Patrol has caught anyone? Steve said no one to his knowledge, that the guy is still at large because he just shot out another light last week at 2555 Coyote, Suite 121 (rear). It's been 6 months since any light were shot out. The undercover police parked in 2560 Coyote's parking lot in May, 2014. The shooter immediately stopped shooting lights out, but started again as of Nov, 2014. Gary Tenen said we should make a list of all the vandalism and send it to the police. Earl Wheatley agreed documentation to get detectives involved. Fred mentioned to also CC the mayor. Everyone agreed. Fred made the motion to accept the President's Report, Earl seconded—motion passed.

Election of the Board: New Slate--Fred Weber, Maureen Hanlon, Mike Schramek, Mike Hennessy & Steve Juhan. Motion made by Julie Grounds, 2nd Earl Wheatley—motion carried.

New Business: Linda Smith, BASF, wanted to mention their “Responsible Care Policy Statement.” That BASF values the health and safety of their neighbors and the protection of the environment. That BASF is committed to “Responsible Care Principles and wanted to maintain an open dialogue with neighbors and address any concerns.” Steve mentioned that this is an I-1 Zoned and that because BASF is a big corporation that they are “policed” by different federal agencies. Linda agreed but wanted to stress the fact this BASF policy statement is something she needed to present before the association and her business neighbors. She continued and stressed the fact that BASF is committed to excellence and wanted to address any concerns. Steve mentioned other big companies like Timken Aerospace who had jet fuel on site outside and used it for testing of helicopter engines. Also, Triangle Industrial has heavy metal for chrome plating. Linda just wanted to mention BASF’s “Responsible Care Policy Statement” for the record. And it was noted.

Next order of new business: Steve brought up the fact that now Colorado has made marijuana use recreational and there is a big demand for industrial buildings as grow houses. He asked if the Association wanted to make a CC&R amendment banning marijuana grow houses? Debbie Farner was against and said it would add more security and police protection. Gary Tenen also agreed that the grow houses are monitored by police, that actually it would be a good thing because of all the police protection it would attract. That the “grow house” are heavily monitored and have security cameras. Steve mentioned the heavy smell of the marijuana in Colorado and was worried about vandalism. Everyone agreed that the opposite would actually happen that it would attract more police protection.

A third order of business Mike Hennessy wanted to mention was the facade of the front of the buildings. That he was considering updating the look of the building because it faces Grant Road. That he would go through the Architectural Review Committee and use plans and permits. Earl Wheatley also agreed that he considered updating the front of his building also.

Meeting Ended 11:15 Debbie Farner made the motion, Gary Tenen 2nd—motion carried.