

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Thursday, December 3, 2015 in the board room of Alphagraphics. The meeting was called to order at 10 am. The President, Steve Juhan, asked that a motion be made to open the meeting: Mike Hennessy so moved and Al Farner seconded.

Those attending:

Gary Tenan – Alphagraphics, 2500 N. Coyote Drive
Liam Hanlon – Hanlon Engineering, 2502 N. Huachuca Drive
Linda Smith & Chalmers Reed – BASF, 2430 N. Huachuca Drive
Steve Juhan – Legacy Business Properties LLC, 2440 N. Coyote, et al.
Kristin Lynch – Assoc. Sec.
Corrina Perino-Bonar – Desert Metals, 2465 N. Huachuca Drive
Al Farner – Farner Family Trust, 1700 W. Grant Road
Fred Weber – Falsk LLC, 2420 N. Huachuca Drive
Mike Hennessy – Grant Road Industrial LLC, 1802 W. Grant Road
Earl & Monika Wheatley – Creative Plastics, 2570 N. Huachuca
Mike Scharmek – MS Enterprises, 2425 N. Huachuca Drive
Gabe Hernandez Jr. – ABC Graphics, 2445 N. Huachuca Drive

The Association Secretary, Kristin Lynch, had mailed the notice of meeting to all owner's in November 2015. The minutes were emailed by Steve and also passed out for all owner's to read. It was decided by the group that it was not necessary to read the minutes from last year. Steve made the announcement that it was Kristin's third year as Association Secretary. Also, Steve mentioned the retirement of Larry Mackel at Desert Metals. Corrina said that it was happy and sad, that everyone at the shop misses him.

The next order of business was the Treasurer's Report: The treasure's report was passed out for the group to read. It was similar to the year before with minor expense difference in the landscaping expenses. The account was in balance with \$20,035.02 on hand. The motion was made to accept the Treasurer's Report by Gary Tenan and seconded by Al Farner – motion passed.

The projected 2016 budget was also passed out along with the expense percentage breakdown per owner. The projected budget stayed the same as last year at \$52k. Steve explained the percentage break down is based on the Full Cash Value of all the buildings in the industrial park and then divided by the total. The reason this is done is because not all lots have buildings (Jim Weaver's lots, MPIRE LLC). And that it is important to protest your property taxes every year because it also reflects on your Association dues. Discussion broke out by Al Farner that it takes 2 months to pay his property taxes. Steve also agreed and said that he had to make monthly payments because of the amount of the taxes were so much. Every agreed that property taxes were too high and to keep protesting. Steve said to use Property Tax Evaluations, Alan Hartmann, 520-461-1585 because Sage has gotten too expensive and nothing gets done.

Other's agreed Sage was too expensive... The motion was made to accept the Projected Budget of \$52, 000 by Liam Hanlon and Seconded by Fred Weber – motion carried.

The President's Report: Steve mentioned the properties for sale—2410 N. Huachuca Drive. The building is listed for sale by Tony Reed, the flyer will soon be on GRICOA.com website under for sale/lease. Steve asked Mike Hennessy if he knew the price or the price at Cooper Aerial, 1690 W. Grant Road (not in the Association). Mike said that it had been so long that Cooper Aerial has been on the market that he forgot the listing price (somewhere around \$80-90/sf two years ago). Linda Smith and Chalmers Reed also mentioned this was their last week on Huachuca Drive. That BASF had leased 17,000 sf on Valencia and they were moving soon. Steve said they will be missed.

Earl Wheatley then mentioned he sold his business to an outfit in California, but he has kept the building and is collecting rent. It was a bumpy start, but that things are going well so far.

The next item of business Steve mentioned was absence of the bb gun shooter. That the exterior lights were no longer being shot out. Linda reminded him of when the window was shot out last year with a 9mm (she found the slug in her office). Steve also mentioned that same year that AZ Fab found a 9mm slug in their building. Steve mentioned that after last year's Association meeting in December he and Capt Pacheco, TPD did a walk around the properties and talked to Jordan Fraizer, Triangle Industrial, 2560 N. Coyote. Since then the shootings stopped. Mike Schramek and Steve both think that it was an employee of Triangle Industrial and that maybe the employee got fired after that face to face with Capt Pacheco. There has been no shootings since last December--everyone was very happy.

The third item of business was the pipes freezing and breaking last January. Steve had a fire sprinkler line freeze and Mike Hennessy had a main water valve burst. Steve mentioned to turn on SW Gas and make sure your warehouses are heated. That the water in the fire sprinkler lines freezes and pops the glass sprinkler heads. Both Steve and Mike had Stanley Steemer suck the water out of the two buildings (two different nights). What a mess!

The fourth item of business was hail damage. June of this year there was a big hail storm that caused damage. Everyone discussed the dents in their cars, but no major damage to the buildings. The motion was made by Al Farner to accept the president's report, seconded by Fred Weber – motion passed.

No new business. Fred Weber made the motion to close the meeting, Earl Wheatley seconded. The meeting ended at 10:50.