

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Tuesday, December 5th, 2017 in the board room of Alphagraphics, 2500 N. Coyote Drive. The Meeting was called to order at 10:15 AM. The President, Steve Juhan, asked that a motion be made to open the meeting; Mike Schramek so moved and Todd Meeks seconded the motion, motion carried.

Those attending:

Fred Weber – Falks LLC/Sterility Assurance Labs, 2420 N. Huachuca Drive

Gary Tenan - Alphagraphics, 2500 N. Coyote Drive

Steve Juhan - Legacy Business Properties LLC, 2440 N. Coyote 121

Kristin Lynch – GRIC Association Secretary & Legacy Business Properties

Todd Meeks - Spartan Armor Systems, 1830 West Copper Drive

Mike Schramek - MS Enterprises, 2425 N. Huachuca Drive

Linda Kay Mracek - Avair Design, 2410 N. Huachuca Drive

Gabe Hernandez - ABC Graphics, 2445 N. Huachuca Drive

The Association Secretary, Kristin Lynch, mailed out and emailed the notice of meeting and the minutes to all owners in October 2017. Everyone present at the Owners meeting decided that Steve read the minutes from previous year, recapping the Presidents report and Treasurer's report from 2016. Steve read the minutes and there was some discussion about real estate values.

Treasurer's Report: The Treasurer's Report, Projected Budget, and Full Cash Value Statement was passed around so everyone could look at it. Steve started with the Treasurer's Report and said the fiscal year runs from November 1st, 2016 to October 31st, 2017. This year the Treasurer's report balance on hand is \$24,291.67. This amount is a little more than last year because the billing is caught up. Starting at the top, Steve mentioned that Mammoth Trees continued the trimming of the palm trees at \$45.00 per tree. He intimated there might be an increase in the coming year from any of the contractors that prices had not changed in several years. The Groundskeeper's rate has stayed the same, but the extra's include an occasional irrigation leak fix and removal of a Saguaro Cactus. Steve mentioned the removal of a yucca cactus on the corner of Huachuca and Grant Road by Linda's contractor. The stump was problematic and Steve had to call Absolute Removal to get it out. Universal Pro Security was acquired by a larger company out of Pennsylvania and is now called Allied/Universal Security (same phone number 520-319-1911). They continue to patrol 2-3 times a night, but Linda mentioned their detailed report has gotten less detailed. She liked the old paper reports that told a story of the night's events. Mike Schramek mentioned only one report comes to him. The two reports show a patrol map and a check the box type of report that doesn't really say anything. Everyone agreed that the Allied/Universal manager should attend our Association Meeting so we could express our frustration with the "check the box" reports. Todd mentioned that he thought that the price of the security would probably be increasing sharply. He mentioned that it happened to another company he knew after it was acquired. Steve said, if that happens he might be shopping for some other security. Steve said he was planning to increase the Projected Budget by \$2,000 to \$54,000 annually in case any unforeseen increases happen. The motion was made to accept the Treasurer's Report by Fred Weber and seconded by Todd Meeks, motion carried.

President's Report: Steve said there has been no bb gun shooter in two years. Everyone said, HOORAY! Steve mentioned there was some properties for sale this year in the industrial park. Fred said BASF is currently for sale at \$54.00 a square foot. Everyone was curious why such a low price per square foot? Fred Weber said he paid that price back in 2004. Linda Mracek mentioned she also has 1,800 square feet for lease at 2410 N. Huachuca. That it even has a big walk in safe like a bank. Laura Gibson use to store her precious jewelry and gemstones in there and that it is too expensive to remove. Steve mentioned has 15,000 of warehouse space available at 2560 N. Huachuca suite 100. The tenant, Euro Designs, closed abruptly and left all his stuff in the building. Steve also mentioned that Mike Hennessy told him Earl Wheatley, formally Creative Plastics at 2570 N. Huachuca, has space coming for lease. Gabe Hernandez mentioned that possibly this spring the building at 2445 Huachuca might be up for sale. Chatter from the group asked if he was getting rid of the old trailers at ABC Graphics as well? Gabe mentioned that the old printing presses are not in use anymore and that it's not even safe to sell them in Mexico because the economy is slowly turning into Venezuela. Everyone paused for a moment to take that in... Fred Weber asked if Steve Juhan had a building with a dock. Steve mentioned the two buildings with docks in the industrial park--2560 & 2565 N. Huachuca. Fred mentioned AZ Fab 1762 W. Grant Road has a dock in the back where the three palm trees were removed from the lightning strike. Steve also mentioned Sunstate Equipment or Titan Machinery across the street might let you use their dock for a small fee. Fred also mentioned the confrontation with a black man on a blue mountain bike wearing a NY Yankee's ball cap. The man broke into Fred's truck on a Sunday afternoon and stole a pocket knife and some other stuff. Fred caught the man in Eden Customs' front office, 1700 W. Grant Road after he broke into his truck, they had a scuffle. The man was armed and managed to get away waving the gun as he rode off on his blue mountain bike. Fred has since sold the truck. Steve said to be on the lookout for the thief who broke into Fred's truck--a black man on a blue mountain bike. Steve then changed the subject mentioning the Transaction Privilege Tax (City/State Rental tax) increase voted in in May 2017 took effect in July. Kristin said she was having trouble with the tenants paying the correct amount. Steve said he had a contact at the AZ Department of Revenue if anyone needed it. No one else seemed to have any tax problems. Motion was made to accept Fred Weber and seconded by Gabe Hernandez, motion carried.

Architectural Review Committee: Steve mentioned that the Architectural Review Committee, who's members include Mike Schramek, Mike Hennessy, and Steve Juhan, had approved Linda's paint color at 2410 N. Huachuca Dr. And that they had also approved three different tenant's signs on Mike's building, 1802 W. Grant Road. Motion was made to accept by Fred and seconded by Gary, motion carried.

New Business: Linda Mracek asked if Central Pet is in the Association, they attended one meeting back in December 2014. Steve said yes, and that Julie Grounds had requested to join the Association. That the property was not one of the original members and that she joined later. The idea was asked by Linda if any of the buildings on Jackrabbit Drive would like to join the Association. Gary mentioned that it would defer costs. Mike Schramek said Jackrabbit Drive was looking good these days, lots of development. Steve said maybe it was worth contacting the building owners. Motion to accept was made by Fred Weber and Gary Tenan seconded the motion, motion carried.

Election of the Board: Same as last year. Motion to accept Mike Scharmek and Gary Tenan to second the motion, motion carried.

Fred Weber made the motion to close the meeting and Linda Mracek seconded the motion, motion carried.