

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Tuesday December 4th, 2018 in the board room of Alphagraphics, 2500 N. Coyote Dr. The Meeting was called to order at 10:10 am. The President, Steve Juhan asked that a motion be made to open the meeting. Fred Weber made the motion and Mike Schramek seconded; motion carried.

Those attending:

Gary Tenan - Alphagraphics, 2500 N. Coyote Drive
Steve Juhan - Legacy Business Properties LLC, 2440 N. Coyote 121
Kristin Lynch - 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
Rick Eller - Desert Metals, 2465 N. Huachuca Drive
Debbie Farner - Farner Trust, 1700 W. Grant Rd.
Fred Weber - Falks LLC, 2420 N. Huachuca Drive
Mike Hennessy- Grant Road Industrial LLC. 1802 W. Grant Road
Earl Wheatley - Imaginative Materials & Design 2570 N. Huachuca Drive

The Association Secretary, Kristin Lynch, mailed out the notice of meeting and Steve emailed the notice of meeting and the minutes to all owners in October 2018. Everyone decided that Steve read the minutes from last year recapping the Presidents report and Treasurer's report from 2017. It was brought up to inquire if Robert Stevenson of Switch Gear on Jackrabbit wanted to join the Grant Road Association. Everyone was in agreement in bringing him aboard since he owns most of Jackrabbit.

The Treasurer's Report: the Treasurer's Report, Projected Budget, and Full Cash Value Statement were presented and passed around by Steve Juhan. Steve mentioned that Mike Hennessy's janitor, aka computer whiz, helps with all the numbers on the Full Cash Value Statement page. Everyone got a chuckle out of that. The Treasurer's report fiscal year runs from November 1st, 2017 to October 31st, 2018. Groundskeeper stayed the same, they service the main streets twice a week. Mammoth Trees was a little higher this year. Allied Universal is about the same but one billing is missing because of fiscal year dates. Mahoney Insurance went up a little bit, and Rick Kennedy stayed the same as well. Arizona Department of Revenue the state charged twice--\$64/Penalties and Interest. Steve called got a refund. Total expenses

for the fiscal year budget was \$50,172.54. The projected budget for the coming year is \$52,743.52. The full cash value budget of \$55k was presented. This leaves a little money for unforeseen expenses. Motion to accept the Treasurers report was Linda Mracek, Todd Meeks seconded the motion; motion carried.

Presidents Report: World Care was brought up about the numerous signs on Huachuca and Linda asked if they can pull some of their signs down, looks like a circus too many. We had numerous Pine trees die along 2555 Coyote Drive. Also palms struck by lightning, and removed at 2520 Huachuca. Palo Verde trees removed behind Hanlon Mitchell they were growing over the fence into Dollar Storage. Also, there were Palo Verde trees trimmed at Central Pet because they were hanging out into the street. Last year Cox Communications installed cables along the west side of Coyote Drive, by cutting the roots of several trees. Later several pine trees died. Cox told Steve they wouldn't replace the trees or replant new ones. They blamed it on our irrigation system. The planters and the trees are in the street easement. It's cheaper for Cox to dig up the planters than to cut the street and replace the asphalt. Also, in August a van ran over the center island of Coyote and Grant Road. In the entryway a new saguaro cactus was planted, two barrel cactus, and a yucca. Steve also wrote the City of Transportation to replace the median sign. During the year Steve is constantly writing the City about potholes in the streets on Huachuca and Coyote. At one of the Industrial Roundtables with Mike Hennessy at Tucson Industrial Park on Park Avenue they had new seal-coated streets, Steve asked the other brokers how they got new seal-coat? Someone mentioned he write his city councilman. Steve decided it was worth a try, he wrote an email to Regina Romero...no reply. About a month or so later our streets in the Industrial Park were being replaced by the Pima County Regional Local Repair Program. Whether it was a coincidence or she actually read his email, we will never know. Steve wrote her a thank you letter...no reply. So Steve then wrote the mayor and thanked him. The Mayor said, "New streets are good." Fred Weber said at least he got back to Steve. Anyway, we got new streets after 40 years. As for vandalism 2560 Coyote Triangle Industrial had some repeat vandalism in September, they were getting broken into on a weekly basis. It was probably a former employee stealing tools. No other buildings were vandalized, just 2560 Coyote. The good news is that Triangle Industrial has finally put lightbulbs in the outside sockets and installed an alarm. The vandalism has since stopped. In March Roto King had a truck broken into, some tools were stolen. Steve re-enforced the fence with razor wire, and fixed the gates. Another incident about the same time, RAM Plumbing had a trailer was stolen at 2500 N. Coyote Drive. They were both on camera.

Building sales & leases: The BASF building is in escrow to a fireman's association. The building sold cheap at \$45/sf. Steve put a low ball bid on the building but did not win. Gabe Hernandez is entertaining the notion of selling his building, still waiting on word of that. Gary asked what the going price per square foot? Mike Hennessey said it depends on the building maybe \$75-80/sf for Gary's Building with tenants. But maybe as low as \$50/sf if the building is empty. Mike said the market is hot right now, lots of activity. Linda Mracek mentioned that Avair is still has space for lease--1475 sf of office space on Huachuca. Allied Universal increased their rate by \$983.52 a month for a total of \$20,183.52 the service is good they have been responsive to Triangles midnight alarm calls. Groundskeeper has changed their name to Brightview Landscape Services, we should see a rate increase in the future. Motion to accept the Presidents report by Mike Scharmek, Fred Weber seconded the motion; motion carried.

Report of the Committees: The Architectural Review Committee approved two signs Feb 9th, 2017--CES & Thermal Air; both at 1802 W. Grant Road. Spartan Armor on Copper Street had a sign approved on December 8th, 2017. On January 26, 2017 Earl Wheatley's paint color was approved. May 9th 2017 Allstate sign was approved at 1842 W. Grant Road, Suite 105. On April 11th 2017 Earl Wheatley's business at Imaginative Materials & Design had a sign approved. On September 17th Disaster Restoration, 2555 suite 115 sign approved. Motion to accept Mike Hennessy, seconded by Gary Tenan; motion carried.

New Business, to get in contact with Robert Stevenson and proposition him about joining the Association. Todd Meeks asked what SW Gas was doing off of Copper Drive marking areas. Mike Hennessy chimed in saying he thought it was Fiber optic, but thinks its gas lines. Linda said they were doing work in front of the gas station off Grant road behind her building.

Election of Directors: same slate was proposed—Fred Weber, Mike Hennessy, Maureen Hanlon, Mike Schramek, & Steve Juhan. Debbie Farner made the motion to accept and was seconded by Earl Wheatley; motioned carried. The officers are the same: Steve Juhan Pres, Mike Hennessy VP, Kristin Lynch Sec.

Call the close the meeting. Mike Hennessy and second the motion Earl Wheatley