

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Tuesday December 8th 2020 in the meeting room of Tucson Firefighters Association at 2430 N. Huachuca Drive. The Meeting was called to order by Fred Weber and seconded by Scott Wetherbee at 10:00 am. Motion passed.

Those attending:

Tiana Clark – Chapman Management, 2500 N. Coyote Drive

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

Kristin Lynch - Association Secretary GRIC & Legacy Business Properties

Todd Meeks - Spartan Armor Systems, 1830 West Copper Drive

Mike Scharmek - MS Enterprises, 2425 N. Huachuca Drive

Rich Eller - Desert Metals, 2465 N. Huachuca Drive

Fred Weber - Falks LLC, 2420 N. Huachuca Drive

Xavier Otero – Tucson Firefighters Association, 2430 N. Huachuca Drive.

Sheila & Scott Wetherbee – Glaz-Tec Industries, 1762 Huachuca Drive.

Proxy forms from: Mike Hennessy, Earl Wheatley, and Jim Weaver

The Association Secretary, Kristin Lynch, mailed out and Steve emailed the notice of meeting and the minutes to all owners in October 2020. Everyone decided that Steve not read the minutes from last year.

The next order of Business, was the Treasurer's Report, Projected Budget, and Full Cash Value Statement was presented by Steven Juhan, and passed around by Kristin Lynch, Corporate Secretary.

The Treasurer's report runs from November 1st, 2019 to October 31st, 2020. We fired Brightview after a few mistakes. They ended up selling the company and reduced our man power to one guy and one day a week and couldn't keep up. Also we noticed Central Pet's weeds were getting to tall and Julie Grounds called Steve complaining about the landscaping job. The next thing was weeds by 1802 all the way down Grant Road back in February. They ended up selling the company and reduced our man power to one guy for the whole industrial park, and couldn't keep up, and when there was an irrigation problem they would shut off the water valves and not turn them back on after it was fixed which was around August when we finally realized it. Steve sent out a letter apologizing to everyone for the poor landscaping. And then by June Steve was fed up and fired Brightview. Steve then went through Santa Rita Landscaping he knew someone over there, got a business card and so they started. We hired them at the same amount as Brightview. They started in June 2020. Mammoth Trees cut and replaced all the Hardwoods on Coyote. Extensive trimming at AZ Fab, Central Pet, and Desert Metals had a Palo Verde fall over along with a bunch of dead trees on Coyote Drive, Tiana at Chapman had 4 trees that were dead Steve said he had a bunch of dead trees also. We separated the Legacy bill and the Grant Road Association in order to keep

Association bill down. It was still almost \$14,000 dollars for the trimming and removal. This is what threw our budget by \$1,500 this year.

The next item of business was Allied Universal our security company. There total amount is going up again another 5%. Mahoney Insurance went down \$500.00 from last year. Richard Kennedy went up \$50.00. Arizona Department of Revenue charged us \$50.37 which we had a late fee plus interest which gave us the .37 cents. DeConcini Law Firm \$175.00 for the review of documents. We also had a .5 cent bank charge for a check that the bank misread. We budgeted for 53K and billed for 56K and we spent \$57,578.33 so upside down this year by \$1,578.33, good news is we have a balance of \$31,553.51 some of this money about 15k is from the storm event with trees, and we bill a little more so we have a cushion just in case something happens. Fred Weber asked how much insurance coverage we have and why do we have it. Steve said about a million in case someone gets hurt then we are covered. Just general liability. We then went to page two regarding the tree trimming and or removal by addresses. Each is marked with an "X" to tell you if they are Grant Road or Legacy.

Projected Budget for November 2020 - October 2021 is estimated \$57,109.40. Motion accepted Fred Weber and seconded was Mike Scharmek. Motion passed.

Report of the Officers: First on the list was the sale at 1700 W. Grant Road for Waahe Capital apartment rentals, Fred Weber says this is their maintenance facility. Al Farner sold his building and set sail to the south Caribbean. Everyone got a chuckle on that. So the nighttime security Allied Security again increasing another 5% as did last year they didn't give an explanation as to why it was increasing again. Steve suggested maybe do a freeze or if we wanted to start shopping for another security company. Tiana mentioned that the reports from Allied are super thorough=="it's crazy." Scott says maybe ask them about why they raised it again after they just did last year. Fred Weber says 10% over two years is steep. Steve agreed. Steve said leases increase at 2% with Picor, and maybe 3% at the most with other landlords. Vandalism is way down since Allied Security started. Mike Scharmek and Xavier Otero also agreed with a freeze on the amount. Steve also wanted to make sure everyone was on board before he decided to look elsewhere. Steve also mentioned that we might be on a short term annual contract. We don't sign anything and it automatically renews. Like with landscaping in 30 days they are gone at the end of the billing. And then they start a new contract. Trespass letters TPD sent out letters and Steve has some on file. We have signs posted on your property and if someone is on your property and they have a trespass letter on file with the police department if the find reason to arrest that person they can then arrest them without a trespass letter. Sheila mentioned she didn't have a sign at 1762 Huachuca Drive, Steve said that there are signs posted on Grant dumpster by the back gate, Todd from Spartan Armor mentioned he had a homeless camp behind his building the cops took it away. We also noticed the trees trimmed way back by the Grant road bridge down by the QT where the homeless used to congregate. Not very many currently in that area lately. Motion to accept Scott Wetherbee and seconded by Fred Weber. Motion passed.

Architectural Committee: A development plan was submitted by Tucson Firefighters and approved by the committee. Tucson Firefighters at 2430 N. Huachuca is getting a new parking lot, and exterior. The renovation inside is completed. It will hold 100-120 with tables and the parking lot on the front and north side will accommodate enough parking spaces. Alphagraphics at 2500 N coyote Drive got new paint which

Steve mentioned it looks light purple and blends with the mountains. Tiana said it was supposed to be grey—we laughed. Also Allstate at 1842 W. Grant Road got a new sign. Motion to accept Todd Meeks and seconded by Scott Wetherbee. Motion passed.

No new business or unfinished business to report, no other questions for billing.

Election of Directors: Same as last year (Fred Webber, Maureen Hanlon, Mike Hennessy, Mike Shramek, Steve Juhan). Motion to accept Fred Weber and seconded by Sheila Wetherbee. Motion passed.

Fred Weber made the motion to close the Association meeting and Tiana Clark seconded the motion. Motion passed and the meeting was adjourned early at 11 AM. Shortest meeting we even had.