

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Tuesday December 14<sup>th</sup> 2021 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 Rich Luhr at 10:00 am. Motion passed.

Those attending:

Mike Hennessy – 1802 W. Grant Road, Suite 110

Rich Luhr – 2410 N. Huachuca Drive

Tiana Clark – Chapman Management, 2500 N. Coyote Drive

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

Todd Meeks - Spartan Armor Systems, 1830 West Copper Drive

Mike Schramek - MS Enterprises, 2425 N. Huachuca Drive

Rick 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 Wetherbee & Lymon Wood – Glaz-Tec Industries, 1762 Huachuca Drive

Kyle Miller – 2560 N. Coyote Drive

Proxy forms from: Dane Swango-2502 N Huachuca Drive, Marsha Dyer-2545 N Huachuca Drive, David McHugh-2465 N. Huachuca Drive

Also in attendance were Kaiya Decker & Cody Betzer from Privateer Security Forces

The Association Secretary, Kristin Lynch mailed out the Notice of Meeting. Steve emailed the Notice of Meeting and last year's minutes to all owners. Everyone decided not to read the minutes from previous year because they received them via email.

The next order of Business, was the Treasurer's Report, Projected Budget, and Full Cash Value billing Statement was presented by Steven Juhan.

The Treasurer's report runs from November 1st, 2020 to October 31st, 2021. There were two invoices that were paid in Nov 2021 (Allied Universal \$1,850 & Santa Rita Landscaping \$1,400). Those invoices will show in next fiscal year's business. The tree trimming was less this year because there were only the palm trees that were trimmed, no hard woods. The palm trees average about \$50/tree. The rest were the normal bills. Mike Hennessy made the motion to accept, Rich Luhr seconded the motion—motion carried.

The next order of business was the projected budget for 2021-22. The “unknowns” were what the new CPA firm will charge, the landscaping extras, and the insurance. Rick Kennedy retired and handed me off to Regier, Carr, and Monroe. I gave a wild guess of \$1,500, but I don’t know what they will charge. The total estimated projected budget was about \$55k/year. Mike Hennessy made the motion to accept, seconded by Tiana Clark—motion carried.

The third order of business was the FCV billing statement of \$56k. Everyone had a look, no one complained. Steve made note that 1842 & 2445 were on the same tax code (\$1,2m/FCV). Todd Meeks made the motion to accept, Mike Schramek seconded the motion—motion carried.

The President’s Report was presented by Steve Juhan. The buildings that Sold this past year:

Austar Holdings/Dane Swango purchased Hanlon Engineering—2502 N Huachuca Drive, Reliable Staffing/Mike Johnson purchased Gabe Hernandez—2445 N. Huachuca Drive, Ruth and Ramon Perez purchased La Casita Day Care—2450 N Huachuca Drive, Airstream Life Magazine/Rich Luhr purchased Linda Mrachek’s building—2410 N. Huachuca Drive.

#### Landscaping:

We switched to Santa Rita Landscaping. They seem to be more responsive than Brightview, and after we switched the irrigation leaks were endless. I think we are all caught up with the old leaks and we are working on the new ones now. The service day is Tuesday, we should be seeing them around. They are supposed to do a general clean, weeds and trash up all over the business park. The bid was approximately the same as Brightview. Of course, they started off great and now they are hard to find. Same old story. But if I email them with a weed picture or leak they seem to respond.

#### Trees:

The tree trimming expense was much less this year. The palm trees were about the same price and hardwood trees were minimal. Unlike last year when there were dead trees everywhere. We get a good deal on palm tree trimming—average \$50/tree.

#### Night time security

After Rich Luhr had his windows broken out facing Grant Road multiple of times I decided to switch from Allied Universal. Privateer Security Forces is one of Mike Hennessy’s tenants and I figured why not give them a try. Allied’s price was going up another 5% again and they wouldn’t make a deal or freeze their price as Fred suggested in previous years. Privateer’s service turned out much better than we expected and they are less expensive by \$300/month. And they are on site (very responsive). The night time phone number is 844-778-0978, also on the website—GRICOA.com. Call 911 first and then call Privateer to respond to your location. They will respond rather quickly, just ask Todd. He had them on site for an emergency in November.

## Trespass letters

The Tucson Police Department has not contacted me this year about the No Trespass letters. They have letters on-file and they contacted each building owner directly. If there is someone who doesn't have a letter on file. Let me know and I will get you in contact with the right person at TPD. The person at TPD was Erin Peters, but I don't know if that is still correct.

## Signs

I installed more No Trespassing Signs in various locations: WAAHE Capital's building, behind Fred Weber & Tucson Fire Fighters, Mike Johnson's building, on Copper Street, etc. If anyone else needs more No Trespassing signs please let me know.

## Homeless

There were homeless living underneath the Silvercroft Wash at Jackrabbit & Grant Road. As a joint effort, we all wrote letters to the Mayor & Council, TPD, and Streets & Traffic Maintenance. Eventually, the city cleaned up the mess and kicked them out from under the bridge. Privateer Security Forces has also been a key factor kicking the homeless drug dealers off the property. Kyle Miller made the suggestion of actually attending a Mayor & Council meeting downtown to help clean up our homeless problem. He said things get done from the top down. Mayor to TPD and then to Streets & Traffic Maintenance. Mike Hennessy mentioned the homeless underneath the I-10 freeway.

Fred made the motion to accept, Tiana seconded the motion—motion carried.

## Architectural Review Committee:

The Architectural Review Committee approved the plans and did a walkthrough of the expansion of the Spartan Armor building. The plans are approved through City Development Services. City building inspectors inspect the site and check off completion reports as the construction makes progress. Everything is handled through City Development Services.

Mike Schramek made the motion, Tiana seconded it—motion carried.

Steve then turned the meeting over to Cody Betzer and let the members ask questions. Privateer is fully insured and very high tech. Everyone was very pleased with the job they are doing and complimented his efforts. The neighborhood is much better than when Allied was on the property and much safer. He has body camera video footage of the meeting and will be sending it out to all the members.

Rich Luhr made the motion to close the meeting, Tiana Clark seconded the motion—motion carried.